

Robert Virgona
Vergome Pty Ltd
C/- Bennett Murada Architects
Level 1, 106 Alexander Street
CROWS NEST NSW 2065

D227/17/4
S8.2-3/19
GJY (CIS)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AS AMENDED
Notice to Applicant of decision in relation to Review of Determination of a Development
Application – Approval

Review of Determination Number: 2019/3 (DA No. 227/17/4)

Land to which this applies: 12-14 Lower Wycombe Road, Neutral Bay
Lot 80, DP 1245188

Applicant: Robert Virgona, Vergome Pty Ltd

Proposal: Review of Determination for modification of DA227/17 for attic conversion and provision of two new dormer windows .

Pursuant to Section 8.5 of the Act, notice is given that Section 8.2 Review of Determination of modification application DA227/17/4 for the above proposal has been determined by Council. Approval has been granted for modification of DA227/17 on land described as **12-14 Lower Wycombe Road, Neutral Bay**, as follows:

- *Modify Condition A4 as follows:*

Development in Accordance with Plans

A4. The development being carried out in accordance with plans identified in Condition A1 of the consent and endorsed with Council's approval stamp, except as modified by modification no. 227/17/2:

Drawing Number	Revision/ Issue	Title	Drawn by	Dated
000	02	Cover Sheet	Arcadia	13/06/18
101	02	Landscape Master Plan	Arcadia	13/06/18

except as amended by those areas clouded in red by:

Drawing Number	Revision/ Issue	Title	Drawn by	Dated
DA_02	K	Proposed Ground Floor Plan	Bennett Murada Architects	17/10/18
DA_03	J	Proposed First Floor Plan	Bennett Murada Architects	17/10/18
DA_05	I	Proposed Site and Roof Plan	Bennett Murada Architects	15/08/18
DA_06	K	Proposed East and West Elevations	Bennett Murada Architects	17/10/18
DA_07	K	Proposed North and South Elevations	Bennett Murada Architects	17/10/18
DA_08	K	Proposed Sections AA + BB	Bennett Murada Architects	1/11/18
DA_09	K	Proposed Sections CC, DD, EE and FF	Bennett Murada Architects	1/11/18

as amended by modification application 227/17/4 for use of attic space and addition of skylight windows to the side roof planes only:

Drawing Number	Revision	Title	Drawn By	Dated
DA04	K	Proposed Attic Floor Plan	Bennett Murada Architects	23/1/20
DA05	L	Proposed Site and Roof Plan	Bennett Murada Architects	23/1/20
DA06	N	Proposed East and West Elevations	Bennett Murada Architects	5/9/19
DA07	N	Proposed North and South Elevations	Bennett Murada Architects	5/9/19
DA07	N	Proposed North and South Elevations	Bennett Murada Architects	5/9/19
DA08	N	Proposed Sections AA + BB	Bennett Murada Architects	23/1/20
DA09	N	Proposed Sections CC, DD, EE + FF	Bennett Murada Architects	23/1/20

except as amended by other conditions of this consent.

(Reason: to ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

Determination of Modification Application:

Pursuant to Section 8.5 of the Act, notice is given that Section 8.2 Review of Determination application in relation to modification application No. 277/17/4 for the above proposal has been determined by Council and approval has been granted subject to amended conditions in the notice of determination.

Date of Determination:

21 May 2020

The modification application has been assessed against the North Sydney Local Environmental Plan 2013, North Sydney Development Control Plan 2013 and relevant State Planning Policies.

The proposal is considered to be substantially the same development as the development for which consent was originally granted, in relation to the scale and proportions of the building, and the impact on the heritage character of the subject building and the wider conservation area.

Reason for approval/refusal:

The proposed skylights to the side roof planes modifications are satisfactory with regard to the reasons for the granting of consent.

The non-compliance with the LEP maximum building height is considered to be acceptable in relation to the proposed skylights to the side roof planes.

Accordingly, the option for skylights to the side roof planes is approved.

How community views were taken into account:

The adjoining properties and the Hayes Precinct were notified about the proposed development and no submissions were received.

Plans endorsed by the consent authority – please refer to condition A4

Endorsed for and on behalf of North Sydney Council

DATE

Signature on behalf of consent authority
**GEORGE YOUHANNA
EXECUTIVE PLANNER**