

Charles Lindquist
C/- COSO Architecture
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PYRMONT NSW 2009

D18/16
KRR (CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AS AMENDED
SECTION 4.55 MODIFICATION 18/16/2 – APPROVAL**

Development Consent Number: 18/16/2

Land to which this applies: 10 Ridge Street, North Sydney
Lot No.: 104, DP: 1043814

Applicant: Charles Lindquist

Proposal: Section 4.55(1A) -Internal modifications in line with on site structural engineering advice. Remove 1F ensuite, reinstate original kitchen location. GF bathroom rearranged in line with accessible engineer.

Pursuant to Section 4.55 of the Act notice is hereby given of the determination by the consent authority of your request for a modification to Development Consent No. **18/16** and registered in Council's records as Application No. **18/16/2** relating to the land described as **10 Ridge Street, North Sydney**.

Your request for the modification of the Development Consent as set out in Notice of Determination dated 13 April 2016, has been determined in the following manner: -

1. To amend the following Conditions A1 as follows: -

Development in Accordance with Plans (Section 4.55 Amendments)

A1. The development must be carried out in accordance with the following drawings and documentation and endorsed with Council's approval stamp, except where amended by the following conditions of this consent

DA18/16 Approved Plan List

Plan No.	Issue	Date	Title	Drawn by	Received
DA 01	C	2/3/16	Site Plan	Connor & Solomon Architects	3/3/16
DA 02	C	2/3/16	Ground Floor Plan	Connor & Solomon Architects	3/3/16
DA 03	C	2/3/16	First Floor Plan	Connor & Solomon Architects	3/3/16
DA 04	C	2/3/16	Second Floor Plan	Connor & Solomon Architects	3/3/16
DA 05	C	2/3/16	Section AA	Connor & Solomon Architects	3/3/16
DA 06	C	2/3/16	Section BB	Connor & Solomon Architects	3/3/16

DA18/16/2 Approved Plan list

Plan No.	Issue	Date	Title	Drawn by	Received
S4.55 01	D	28 April 2020	Site Plan	Connor & Solomon Architects	12/62020
S4.55 02	D	28 April 2020	Ground Floor Plan	Connor & Solomon Architects	12/62020
S4.55 03	D	28 April 2020	First Floor Plan	Connor & Solomon Architects	12/62020
S4.55 04	D	28 April 2020	Second Floor Plan	Connor & Solomon Architects	12/62020
S4.55 05	D	28 April 2020	Section AA	Connor & Solomon Architects	12/62020
S4.55 06	D	28 April 2020	Section BB	Connor & Solomon Architects	12/62020
S4.55 07	D	28 April 2020	South Elevation	Connor & Solomon Architects	12/62020
S4.55 08	D	28 April 2020	North Elevation	Connor & Solomon Architects	12/62020
S4.55 09	D	28 April 2020	East Elevation	Connor & Solomon Architects	12/62020

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

Reason for approval:

The development application has been assessed against the North Sydney Local Environmental Plan 2013 and the North Sydney Development Control Plan 2013.

The development will not result in any change to the existing building height and envelope or to the existing mix of business premises on ground floor and residential use above. The proposed internal alterations will maintain the current intensity and mix of land uses, and improve residential amenity without material impacts on non-residential uses within and in the vicinity of the site.

Having regard to the provisions of Section 4.15 of the Environmental Planning & Assessment Act 1979, the application is considered to be satisfactory and therefore can be approved.

How community views were taken into account:

The application has not been notified. There are no submissions noted as being received.

The conditions attached to the original consent for Development Application No. 18/16 by endorsed date of 13 April 2016 still apply.

ADVISINGS

- (a) Council is always prepared to discuss its decisions and in this regard, please do not hesitate to contact **Kim Rothe**. However, if you wish to pursue your rights of appeal in the Land and Environmental Court pursuant to Section 8.7 of the Environmental Planning and Assessment Act 1979 (as amended), you are advised that Council generally seeks resolution of such appeals through a Section 34 Conference, instead of a full Court hearing, subject to any further advice to the contrary from Council's Solicitors and senior staff. Such an approach is less adversarial, it achieves a quicker decision than would be the case through a Court hearing and it can give rise to considerable cost and time savings for all parties involved.

- (b) Pursuant to Section 8.2, an applicant is able to request Council to review its determination. An application for a review under Section 8.2 of the Act must be made no later than 28 days after the date on which the application for the modification of the development consent was determined.
- (c) Prior to commencing any building, subdivision or associated constructions works, the following provisions of the Environmental Planning and Assessment Act 1979 (the 'Act') are to be complied with:
 - (i) A Construction Certificate is to be obtained in accordance with Section 6.3 of the Act.
 - (ii) A Principal Certifier is to be appointed and Council is to be notified of the appointment in accordance with Section 6.6 of the Act.
 - (iii) Council is to be notified at least two (2) days of the intention to commence building works, in accordance with Section 6.6(2)(a) of the Act.
- (d) You are advised that changes to the external configuration of the building, changes to the site layout, density and unit configuration internal changes to the proposed building or any changes to the proposed operation of a use **MAY** require the submission of a further modification under Section 4.55 of the Environmental Planning & Assessment Act, 1979 (as amended).

Council staff would be pleased to assist in identifying such changes which may require the submission of a modification of a Development Application under Section 4.55 of the Environmental Planning & Assessment Act.

Endorsed for and on behalf of North Sydney Council

DATE

Signature on behalf of consent authority
DAVID HOY
TEAM LEADER ASSESSMENTS