

Original signed by: David Hoy Dated: 24/8/2020.

Peter Princi Architects
PO Box 615
FRENCHS FOREST NSW 1640

D160/19
HS1(CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AS AMENDED
SECTION 4.55 MODIFICATION 160/19/2 – APPROVAL**

Development Consent Number: 160/19/2

Land to which this applies: 136 Blues Point Road, McMahons Point
Lot No.: 11, DP: 3713

Applicant: Peter Princi Architects

Proposal: Modification application for alterations to a heritage semi-detached dwelling within a conservation area.

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. **160/19** and registered in Council's records as Application No. **160/19/2** relating to the land described as **136 Blues Point Road, McMahons Point**.

Your request for the modification of the Development Consent as set out in Notice of Determination dated 6 September 2019, has been determined in the following manner: -

1. To modify the development consent DA160/19 as follows:

A1. The development being carried out in accordance with the Plans

Plan No.	Issue	Title	Drawn by	Received
DA02	B	Ground Floor Plan	Peter Princi Architects	3 July 2019
DA03	B	Upper Floor Plan	Peter Princi Architects	3 July 2019
DA04	B	West Elevation	Peter Princi Architects	3 July 2019
DA05	B	South Elevation	Peter Princi Architects	3 July 2019
DA06	B	Section A-A	Peter Princi Architects	3 July 2019

As amended by the following plans and additional conditions:

Plan No.	Issue	Title	Drawn by	Received
MOD01	A	Site Plan	Peter Princi Architects	1 July 2020
MOD02	A	Floor Plan	Peter Princi Architects	1 July 2020
MOD03	A	Floor Plan (2)	Peter Princi Architects	1 July 2020
MOD04	A	Proposed Western Elevation	Peter Princi Architects	1 July 2020
MOD05	A	Elevations	Peter Princi Architects	1 July 2020
MOD06	A	Colours and Finishes	Peter Princi Architects	1 July 2020
MOD 07	A	Section A-A	Peter Princi Architects	1 July 2020

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

The proposed modifications satisfy Section 4.55(1A) in that the proposal is considered to be substantially the same development as that which was originally approved by Council and will have minimal environmental impact.

The proposed modifications would not result in significant changes to the form, bulk and scale of the approved development. The proposed modifications to dwelling would not cause adverse material amenity impacts on the adjoining properties in terms of visual privacy/amenity loss, overshadowing or view loss. The proposal will remain substantially the same as originally approved and will have minimal environmental impact on adjoining properties and the conservation area.

Reason for approval:

The development application, due to the minor nature of the proposal, was not was not required to be notified nor advertised pursuant to Section 3.4.2 of the North Sydney Community Participation Plan 2019. The development will not have a material impact on surrounding buildings. The public interest will be served through the assessment of the application against the applicable controls.

In summary, the proposal was found to be acceptable in the site circumstances and is recommended that the subject Section 4.55(1A) application be approved with modifications to the relevant conditions.

How community views were taken into account:

The development application, due to the minor nature of the proposal, was not was not required to be notified nor advertised pursuant to Section 3.4.2 of the North Sydney Community Participation Plan 2019. The development will not have a material impact on surrounding buildings. The public interest will be served through the assessment of the application against the applicable controls

The conditions attached to the original consent for Development Application No. 160/19 by endorsed date of 6 September 2019 still apply.

ADVISINGS

- (a) Council is always prepared to discuss its decisions and in this regard, please do not hesitate to contact **Hugh Shouldice**. 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)