

Melinda Kafer
C/- Wolski Copin Architecture
115 Military Road
NEUTRAL BAY NSW 2089

D261/05
(MO) (PDS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
(AS AMENDED)**

**Notice to Applicant of Determination of Request
to Modify a Development Consent**

Pursuant to Section 96 of the Act notice is hereby given of the determination by the consent authority of your request for a modification to Development Consent No. **261/05** and registered in Council's records as Application No. **261/05/2** relating to the land described as **9 Levick Street, Cremorne.**

Your request for the modification of the Development Consent as set out in Notice of Determination dated 15 September 2005, has been determined in the following manner:-

To delete condition (A1) of the consent and insert in lieu the following new condition namely: -

Development in Accordance with Plans

A1. The development being carried out in accordance with drawings numbered 02, 04 to 09 inclusive, dated June 2005, drawn by Wolski Lycenko and Brecknock and received by Council on 16 June 2005; drawing numbered 03A, dated June 2005, drawn by Wolski Lycenko and Brecknock and received by Council on 19 August 2005, and endorsed with Council's approval stamp, except as modified by highlighting on:

(a) Drawings numbered S96 02-9, dated March 2008, drawn by Wolski Coppin Architecture, and received by Council on 26 March 2008; and

except as amended by the following conditions.

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

The conditions attached to the original consent for Development Application No. 261/05 by endorsed date of 15 September 2005 still apply.

ADVISINGS

- (a) Council is always prepared to discuss its decisions and in this regard, please do not hesitate to contact **Melissah Osland**. However, if you wish to pursue your rights of appeal in the Land and Environmental Court pursuant to Section 97 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. The use of the Section 34 Conference approach requires the appellant to agree, in advance and in writing, that the Court appointed assessor will be given the full authority to completely determine the matter at the conference.

- (b) 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 81A(2) (a) of the Act.
 - (ii) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) 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 81A(2)(c) of the Act.

- (c) 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 96 of the Environmental Planning & Assessment Act, 1979 (as amended). Any such changes warranting a State Environmental Planning Policy No 1 objection (where no objection was previously required) may not be able to be determined under Section 96 of the Act but may need to be subject of a separate Development Application.

Please bear this in mind before preparing any Development Application for submission to Council, 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 96 of the Environmental Planning & Assessment Act.

DATE

Signature on behalf of consent authority
ANTONIA STUART
TEAM LEADER (ASSESSMENTS)