**Property Address (All Lots)** 

### **OWNER'S CONSENT FORM**

Section 8.2 reviews of Section 4.55 modifications must be made within 28 days of the relevant date.

Date of Section 4.55 determination: ..../...../



Note: Must be lodged via the Planning Portal with all applications

be viewed by the public at any time. Please contact Council if the information you have

provided in your application is incorrect or changes.

1. Applicant	Mr □	] Mrs	s 🗖	Ms □	0	ther <b>C</b>	]		
It is important that we are able to contact you if we need more information.	Applicant								
Please give us as much detail as possible.	Postal Addr	ess							
Council will deal only with the nominated applicant in the event of any query or communication regarding this application.	Mobile Num	ber				Phone	e Number.		
Please note the Applicant's details are publicly available	Email								
All owner(s) of the land to be a Owners' names must mate secretary or authorised delethe application. For Strata b Owner's Declaration  As the owner(s) of the aboroproperty site by Council off works.  I acknowledge that the address	h those include gate must sign uildings, the co- eve property, I/- icers for the pu	ed in Cour . If the land nsent of the we conser urpose of p	ncil's rates d is Crown e Owners at to the reprocessing	s system. If the system is a supportation in the system is a system. If the system is a system is a system is a system is a system. If the system is a system is a system is a system is a system. If the system is a system i	thorised s neede s applic tion and	l officer of ed for de ation an d inspect	of the relevant C velopment on co d authorise and	rown authority mmon property consent to en	must sign '. atry of the
Owner's Consent Si		-				_	-		
2. Owner's Details  Third Party Signature: If the	Mr 🗆	J Mrs	s 🔲	Ms $\square$	0	ther $\Box$			
proposal involves, or relies on, properties other than the development site (e.g., Party Wall	Surname/Co Name	ompany							
Consent or Easements benefitting other sites) owners of those properties must sign this form.	Full Given N ABN (no initia								
Name of owner     Signature of owner     Address of affected property	Postal Addrowe will post all this address								
By signing this form, you give consent for the lodgement of the application described below.	Phone Num	ber				Mobile	e Number		
application described below.	Email Addre	ess							
	Contact Per	son	Person w	rho may be conta	ected to di	iscuss the	application during bu	usiness hours.	
1) Name of owner/s		2) Signa	ture of ow	/ner/s			3) Address of a	affected propert	ty
If signing on behalf of a company DA Process for more information  Privacy Policy The information you provide in assessed by Council and any reto the public for comment if the development or is required to be application and all plans and su	about owners'  n this applicatelevant state age development e advertised by	ion will engency. You is designary Commun	nable you r applicati ated deve ity Engag	ur application ion will be ad elopment, ad ement Protoc	to be vertised vertised col. The				

**Strata Owner's Corporation Common** 

# N SYOTE E

## MODIFY A CONSENT APPROVAL CHECKLIST

Granted under Section 4.55 of the Environmental Planning & Assessment Act 1979.

What modification are you applying for? (must be completed)

□ 4.55 (1)	Modification	on involving	minor erro	or, misdescript	ion or miscalcul	ation	
□ 4.55 (1A)	Modification	on involving	minimal e	nvironmental i	mpact		
□ 4.55 (2)	example i	ncluding ap	olications s		cations due to d		r 1, 1A or 4.56, for nd external changes
□ 4.56	Modification	on of conse	nt granted	by the Land a		t Court (Note - No	tification fee payable
Part A - App	olication	and Site	Details				
1. Applicant (n	ame only)	Name/s					
2. Location of property	the	Unit No.		House No.		Street	
Please complete each	h field.	Suburb					
		Real Prop Descriptio (i.e., Lot / DF	n				
Office Use Onl	У	Parcel No.		_			
INFORMATI CHECKLIST		ARDING	LODGE	MENT OF A	MODIFY A	CONSENT/AP	PROVAL
CHECKEIST							
3. Details of O		DA No.	Т			Approval Date	
Consent soug modified	nt to be						
Please give details.							
4. Details of Modification							
Give details of manner of the modification so							
evidence that the mod does not substantially	/ alter the						
development and that would be caused to a who previously object	ny person						
separate sheet if nece Please note any chang	es not						
highlighted may not be Identify all conditions re modified.							
5. BASIX State	ement	The propos		ments will/will i	not impact on th	e undertakings ma	ade in the grant of the
		_		s are made whic	ch effect the BAS	IX undertakings a r	new BASIX certificate is
-		-					

INFORMATION REGARDING LODGEMENT OF A MODIFY A CONSENT/APPROVAL CHECKLIST (Cont'd)								
6. Heritage and Conservation	Is the building an item of environmentarea?	ntal heritage	or in a	a conservatio	on 🔲 Ye	s 🛮 No		
If you have answered Yes,	a Heritage Impact Statement is requ	uired.						
7. Integrated Development	Yes  No							
Is the approved development integrated development?	Integrated Development is development that re of development will not be "integrated". Please				Government Dep	partments. Most forms		
Water Management Act 2000	0	□ ss89		□ 90	□ 91			
Protection of the Environmen	nt Operations Act 1997	□ ss43(d	)	□ 47	□ 48			
Rural Fires Act 1997	1004	□ s100B		<b>-</b>				
Fisheries Management Act 1	1994	□ s144		□ s201	□ s205	5 □ s219		
Heritage Act 1977  National Parks and Wildlife A	A at 1074	□ s58 □ s90						
8. Concurrence	Yes No	<u> </u>						
Development	Concurrence Development is development tha	t requires licence	es or a	onrovals from oth	ner Government I	)enartments		
Is the approved development for concurrence development?	Please tick the appropriate boxes.	it requires ilcerio	55 UI A	opiovais iloili oli	iei Government i	repartments.		
Infrastructure SEPP - Traf	ffic Generating Development cl.10	4			☐ Yes	□ No		
Bushfire Prone Land (Min	ister s117 direction)				□ Yes	□ No		
Sydney Regional Environ	mental Plan (Sydney Harbour Cato	chment 200	5 cl.2	29)	☐ Yes	□ No		
RMS					□ Yes	□ No		
Other					□ Yes	□ No		
Part B - Developmer	nt Details							
9. Number of dwellings / gross floor				No. A	Approved	No. Proposed		
area (Complete only if there are	Bedsitter units, attached dwelling	gs, etc.						
proposed changes from original consent)	1-bedroom units, attached dwelli	ngs, etc.						
Department of Planning, Industry	2-bedroom units, attached dwelli	ngs, etc.						
and Environment (DPIE) use this information for statistical purposes and Council use the GFA	3-bedroom units, attached dwelli	ngs, etc.						
information provided for Section 7.11 calculations.	4 or more bedroom units, attache	ed dwellings	s, etc					
	Total gross floor area (commerci	al/retail/resi	dent	ial)				
10. Operating details	Staffing:	Ap	prov	ed .	Pr	oposed		
(Complete only if there are proposed changes from original consent)	Number of staff / employees							
Department of Planning, Industry and Environment (DPIE) use this	Working Hours:	Ар	prove	ed	Pr	oposed		
information for statistical purposes.	Mondays		to			to		
	Tuesdays		to			to		
	Wednesdays		to			to		
	Thursdays		to			to		

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Part B - Developme	nt Details (Cont'd)						
	Fridays		to			to	
	Saturdays		to			to	
	Sundays		to			to	
	Parking and loading facilities:			Approv	ed	Prop	osed
	Number of parking spaces						
	Number of loading spaces						
If the applicant is a company or strata title body, this declaration must be signed by a director or authorised delegate, under common seal.	• I also understand pursuant to clause 51 of the EP&A Regulations 2000 that if the information is incomplete the application may be delayed or rejected or more information may be requested. I acknowledge that if the information provided is						
I have read and understood the information stated and I give my consent to Council to make this application, including all supporting documents, plans and specifications for any residential parts of the application, available for public access at Council offices and, where indicated on this form as 'External Masterview', on Council's website.							
Applicant Signature:	, \	,/	/ /	Date	e		
Convright Note		_/′					

#### Access to information

The information provided by you on this form will be used by Council, or its agents, for administrative and assessment purposes to process this application. Once collected, the information on this form, and on supporting documents, can be accessed by the public in accordance with Council's Access to Information Policy, Publication Guide, and Privacy Management Plan.

Applications by members of the public to view Council's records which are not in the public arena are subject to the provisions of Privacy and Personal Information Protection Act 1998, Government Information (Public Access) Act 2009 and North Sydney Council's Privacy Management Plan.

For more information, please refer to the Council Access to Information Policy - available on Council's website.

The Applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.

#### **Application (DA) Tracking**

The information that can be viewed on Application Tracking is clearly labelled on this application form. Please refer to the Modify a Consent/Approval Application Checklist at the back of this form. All items labelled 'External Masterview' in red will be publicly accessible through Council's website.

#### Notification of a Modify a Consent/Approval Application

If the development application requires notification, it will be advertised in accordance with Council's Community Engagement Protocol (incorporating Community Participation Plan requirements under the EP&A Act 1979). Note, in accordance with EP&A Act (Regulations) 2000, all development applications must be publicly notified with a notice attached to the property fence or building. In attaching the required notice, Council will take all due care but accepts no responsibility for any minor damage that may occur to finishes and paintwork through the use of any adhesives or other fixings. The protocol is available on Council's website.

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Part C - Lodgement Specifications	Sl	JPPLII	ΞD
REFER TO DCP 2025 FOR DETAILED REQUIREMENTS WHEN LODGING A MODIFICATION OF CONSENT APPLICATION  Each document provided needs to be saved as a separate PDF format. Architectural plans should be saved together in PDF format. This	YES	NO	WHY
requirement also applies to the submission of revised information during the assessment process.			
Applicants will be required to confirm on the application form/checklist that you understand that any information provided, as well as any correspondence from Council may be made available on Council's website for viewing by the general public. Applicants should be aware that if signatures are shown on plans or other documents then these will be published in the public domain.			
Digital Specifications			
<ul> <li>All plans and documents must be named appropriately as shown.</li> <li>All plans are to show new work in colour and be rotated to landscape.</li> <li>All plans and documents must be in PDF format.</li> <li>All plans and documents must not be password protected or contain editing restrictions.</li> <li>Each document and report must be submitted as an individual PDF document.</li> <li>Architectural plans should be saved together.</li> <li>Plans must be converted to PDF file electronically and not scanned.</li> <li>Plans should be to the preferred scale of 1:100 on A3.</li> </ul>			
Naming of Documents and Plans			
The naming of documents and plans should not exceed 250 characters. <b>Documents:</b> Address - Name of Report - Date of Report (e.g., 200 Miller Street North Sydney - Statement			
of Modification and Environmental Effects - 3 August 2019)  Plans:			
Address - Name of Plan - Size - Plan Number - Revision No (e.g., 200 Miller Street North Sydney - Landscape Plan - A01 - Rev. A)			
OR Address - Amended - Name of Plan Size - Plan Number - Revision No (e.g., 200 Miller Street North Sydney - Amended - Landscape Plan - A01 - Rev B)			
<u>Note</u> : Major applications may be submitted on different scales to that as indicated above subject to prior agreement with Council's Development Services team.			
COLOURED PLANS / ELEVATIONS / SECTIONS			
Brick - Red; Rooftiles - Orange; Concrete - Dark Green; Tile - Purple; Fibre Cement Sheets / Cement Render - Light Green; Glass and Glass Bricks - Light Blue; Sandstone - Light Brown; Timber - Yellow; Steel and Galvanised Iron - Dark Blue.			
Note: Only works proposed and/or amended should be coloured on plans, clearly identifying the changes.			

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REQUIRED	SI	UPPLI	ED
■ A4 PLAN FOR NOTIFICATION PURPOSES	YES	NO	WHY NOT
Must be 1 page only and indicates the height and external configuration of all elevations, as erected, in relation to the site boundaries.  If no appropriate A4 plans are submitted, this may lead to delays with notification of the application and processing times.			
These plans must highlight proposed modifications. Plans must be drawn to scale (preferably 1:100) and on A4 or A3 size paper. (Larger plans will only be accepted on prior agreement of Council) Free hand, single line or illegible drawings will not be accepted.			
The following information should be included on all plans and documents:			
• Applicant's name, block/house/shop/flat number, street/road name, town or locality			
• Lot Number, section number, DP number. (Found on rate notice or land title)			
Measurements in metric			
• The position of true north			
Building, or parts of building to be demolished to be indicated in outline			
Draftsman/Architect name and date			
Amended BASIX undertakings (if applicable)			
■ SITE PLAN			
A site plan is a birds-eye view of the existing and proposed development on the site and its position in relation to boundaries and neighbouring developments.			
<ul> <li>A site plan should include:</li> <li>Drawings must be to scale preferably 1:100.</li> <li>Location of the new and existing buildings in relation to site boundaries, with dimensioned setbacks to boundaries.</li> <li>Location/position of all buildings/structures on adjoining land (showing street number and street address).</li> <li>Location of any existing and proposed fences and landscaping features such as swimming pool, retaining walls, paved areas and driveways.</li> <li>Relative location of adjoining buildings.</li> <li>Location of any adjoining owner windows facing your development.</li> <li>Existing stormwater drainage location. If stormwater run-off or roof area will increase show proposed drainage details/concept plan, including discharge location and tank location.</li> <li>Location of pedestrian and vehicle access and car parking (indicating extent of cut and fill and gradients). Engineering details may be required.</li> <li>Location/position of proposed Fire Fighting Booster/Hydrant Systems and Electrical Sub-Stations.</li> <li>Where driveways or other alterations are proposed to Council's infrastructure, detailed sections of gradients and levels must be provided sufficient for assessment purposes. This may necessitate long sections of the footpath or sections to the centre lane of the road reserve.</li> <li>Zone boundaries if multiple zoning applies.</li> <li>Site safety and security fencing during construction.</li> <li>Erosion controls to be implemented.</li> <li>Vegetation.</li> <li>Services.</li> <li>Natural features.</li> <li>Heritage and archaeological features.</li> <li>Views.</li> </ul>			

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REQUIRED	SUPPLIED			
■ SITE PLAN Continued	YES	NO	WHY NOT	
<ul> <li>Measurements including:</li> <li>Length, width and site area of land, both existing and proposed.</li> <li>Width of road reserve.</li> <li>Distance from external walls and outermost part of proposed building to all boundaries.</li> <li>Approximate distance from proposed building to neighbouring buildings.</li> </ul>				
■ FLOOR PLAN (Existing and Proposed)				
A floor plan is a birds-eye view of your existing and proposed layout of rooms within the development. Please include the following: -  • All changes to be clearly indicated with approved building elements shown dotted and modifications shown clouded and highlighted in colour.  • Drawings must be to scale, preferably 1:100 on A3.  • Outline of existing building/development on site (shown dotted).  • Existing floor plans showing existing layouts of areas within the property affected by the proposal.  • Demolition plan.  • Room names, areas and dimensions.  • Dimensions from external walls and rooflines to all boundaries to be shown.  • Window and door locations and sizes.  • Floor levels and steps in floor levels. (RL's)  • Access for disabled (if in a new public building).  • Location of plumbing fixtures (where possible).  • Wall structure type and thickness.  • Proposed use of available roof space.  • Site coverage / Landscape area / Unbuilt upon plan.				
■ ELEVATION PLAN				
Elevation plans are a side on view of your proposal. Drawings of all effected elevations (north, south, east and west facing) of your development need to be included in your application.  Elevation plans should include:  • All changes to be clearly indicated with approved building elements shown dotted and modifications shown clouded and highlighted in colour.  • Drawings to scale preferably 1:100 on A3.  • Outline of existing building/development on site (shown dotted).  • Location/position of all buildings/structures on adjoining land (showing street number and street address).  • Exterior cladding type and roofing material/colour.  • Window sizes and location.  • Stormwater drainage pipes (downpipes and gutter).  • Chimneys, flue exhaust vents, duct inlet or outlet.  • RL's for ridge, floor and ground level as a minimum.				
■ SECTION PLAN				
A section(s) is a diagram showing a cut through the development at the most typical point.  Sections should include:  • All changes to be clearly indicated with approved building elements shown dotted and modifications shown clouded and highlighted in colour.  • Drawings to scale preferably 1:100.  • Outline of existing building/development on site (shown dotted).  • Section names and where they are shown on plan (i.e. A/A B/B etc).  • Room names.  • Room and window heights.				

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REQUIRED	SUPPLIED				
■ SECTION PLAN Continued	YES	NO	WHY NOT		
<ul> <li>Details of chimneys, fireplaces and stoves.</li> <li>Roof pitch and covering</li> <li>Site works, finished and proposed floor &amp; ground levels in RL's (indicate cut, fill and access grades).</li> </ul>					
■ SHADOW DIAGRAMS					
(If there are proposed changes from original consent which will result in an increase in shadowing as approved or any breach of the building height plane)					
<ol> <li>Shadows cast at the equinoxes (21 March and 21 September) and midwinter (21 June) at 9.00 am, 12.00 noon and 3.00 pm in plan form; and, if applicable;</li> <li>Elevation shadows if shadows fall upon neighbouring dwellings. Details provided in elevated shadow diagrams must include any window openings. The survey information on which the shadow diagrams are based must be provided to Council with this application.         Information should include:         <ul> <li>Location of proposed development.</li> <li>Position and relationship to adjoining buildings and land (showing street number and street address).</li> <li>Shadow diagrams must show existing shadows in plan and elevation.</li> <li>Shadow diagrams to be certified by either surveyor, architect, planner, computer modeler at the time of submission (form available from Council).</li> <li>Must be drawn to true north and scale for all plans must be at 1:100.</li> <li>Alternative forms of shadow diagrams may be presented, but Council reserves the right to call for the plans in simple elevation and plan form.</li> </ul> </li> </ol>					
NOTE: Additional shadow diagrams will be requested should this issue be given determinative weight during the assessment process. Applications for development within the North Sydney CBD are covered by special LEP requirements and hourly shadow diagrams may be required for the equinoxes and solstices between 9.00 am and 3.00 pm.					
■ SUBDIVISION PLAN					
Land or Strata (If there are proposed changes from original consent)					
If the proposed modification impacts on the approval that is planned to subdivide either residential or commercial land you will need to supply (where appropriate):  • A plan showing proposed subdivision with land title details (including number of lots).					
Location and width of nearby roads.					
<ul> <li>Subdivision pattern with dimensions and area and all proposed and existing land uses.</li> <li>Location of water, sewerage, electricity and telephone.</li> <li>Proposed points of entry and exit for each proposed lot.</li> </ul>					
Proposed method of stormwater disposal.  Proposed new roads (if any) including large section, group disputing the proposed form.					
<ul> <li>Proposed new roads (if any) including long section, cross section drawings.</li> <li>Site analysis including plotting of environmental constraint area, zone boundaries and usable land area (for multiple zones only).</li> </ul>					
<ul> <li>Indicative Plan of proposed development on new lot(s).</li> <li>Relative levels for both the subject land and adjacent streets/footpaths.</li> <li>Party walls, if relevant.</li> </ul>					
■ LANDSCAPING PLAN					
(If there are proposed changes from original consent)					
Information should include:					
All changes to be clearly indicated with approved building elements shown dotted and modifications shown clouded and highlighted in colour.					
Description of ground preparation, arrangement and nomination of plantings, procedures and ongoing maintenance.					

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REQUIRED	SI	JPPLII	ED
■ LANDSCAPING PLAN Continued	YES	NO	WHY NOT
<ul> <li>Location and type of any trees to be removed.</li> <li>Schedule of plantings cross-referenced to site plan indicating species, massing and mature height.</li> </ul>			
<ul> <li>Details of restoration and treatment of earth cuts, fills, mounds, retaining walls, fencing and screen walls.</li> <li>Erosion and sedimentation control measures to be undertaken during and after construction.</li> <li>Relative levels for both the subject land and adjacent streets/footpaths.</li> </ul>			
Rock outcrops and soil depth above bedrock.  Note: Additional information is required if the site is identified on the Bushland Buffer Map contained within DCP 2025.			
■ MODIFIED BASIX CERTIFICATE			
(Modifications to new dwellings, multi occupancy dwellings, duplexes, alterations and additions and new swimming pools)  New dwellings, multi occupancy dwellings, duplexes, alterations and additions and new swimming pools must be accompanied by a valid BASIX certificate.			
This certificate can only be obtained through the BASIX website <a href="www.basix.nsw.gov.au">www.basix.nsw.gov.au</a> . Visit the website for more information, including a fact sheet and independent cost estimate. Projects for alterations and additions with a value of more than \$50,000 or swimming pools with a capacity of 40,000 litres or more are required to submit a BASIX certificate on lodgement			
of the application.  Council cannot accept these applications without this certificate. All nominated BASIX commitments must be shown and clearly marked on all submitted plans to Council.			
■ STATEMENT OF MODIFICATION AND ENVIRONMENTAL EFFECTS			
This is a written statement which demonstrates the applicant has considered the impact of the proposed development on the natural and built environments both during and after construction and the proposed method of mitigating any adverse effects. The statement of modification and environmental effects must address the relevant provisions under S4.55 or S4.56, including all relevant development controls and standards under the provisions of the North Sydney LEP 2013 and DCP 2025 which relate to the development proposal.  The statement must address whether the development would remain substantially the same development as originally approved along with a statement addressing the reasons given for the approval of the original development detail (where applicable):			
<ul> <li>Flooding, drainage, land slip, soil erosion, mine subsidence, bushfires and any other risks.</li> <li>Effect on the landscape, streetscape, national park or scenic quality of the locality.</li> <li>Impact on existing and future amenity of the locality.</li> <li>Amount of traffic generated, particularly in relation to the adequacy of existing roads and present volumes of traffic carried. Car access, parking and availability of public transport.</li> <li>Waste disposal arrangements. Location of garbage and storage areas.</li> </ul>			
<ul> <li>Methods of sewerage effluent and stormwater disposal.</li> <li>Availability of utility services, power, telephone, water/sewer.</li> <li>Social effects and economic effects.</li> </ul>			
<ul> <li>Anticipated impact of noise levels to the site locality.</li> <li>Effect on historical and archaeological aspects.</li> <li>Effect on flora and fauna.</li> </ul>			
<ul> <li>Design and external appearance in relation to the site and locality indicating how the design is appropriate to the site, including a specification of the external materials to be used.</li> <li>How the privacy, daylight and views of other dwellings will be affected, i.e. do they overlook or overshadow each other.</li> </ul>			
Access for the disabled.     Any special circumstances.			

REQUIRED	SI	JPPLI	ED
■ AMENDED HERITAGE IMPACT STATEMENT	YES	NO	WHY NOT
(For all applications involving heritage items or works to buildings in conservation areas)			
The Amended Statement of Heritage Impact (SHI) should be prepared by a relevantly qualified person, listed with the NSW Heritage Office as a Consultant, or be to the satisfaction of Council's Conservation Planner. The Statement of Heritage Impact should be concise and must adhere to the model format.			
Generally:			
• For major partial demolition, complete demolition, additions or change in use to, of a heritage item, a heritage consultant and/or a structural engineer experienced in heritage issues should prepare the SHI.			
• For major works to heritage items and works to a state significant item the SHI should follow the standard recommended by the NSW Heritage Office guidelines.			
• A heritage consultant must prepare the Statement of Heritage Impact if the heritage item is of state significance.			
Further information regarding the required content of a SHI is available on Council's website in the publication 'Fact Sheet: Statements of Heritage Impact'.			
Confirmation of submission of all required documentation and conditions as set out in the to lodgement of a Modification of Consent Application	ne chec	klist re	elating
SIGNATURE OF ARCHITECT/PERSON PREPARING PLANS (Confirming submission of all required doc	umentat	ion)	

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