

Annexure A

DETERMINATION OF APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

Modification Application No:	DA300/2021/2
Development Consent modified:	DA300/2021
Description of development to be carried out under the consent (as previously modified):	Demolition of existing buildings, lot amalgamation and construction of a new residential flat building containing 12 units.
Address and particulars of title of land on which development to be carried out:	5-13 Spencer Street, Rose Bay NSW 2029
Description of modification to the development consent:	Internal and external modifications to the approved residential flat building and new roof terraces.

Determination: The development consent is modified as follows:

Condition C.1 e) is deleted:

- ~~• **C.1 e)** The space to the rear of the ground floor lobby, is to be designated as communal open space. This space is highlighted in red in the image below:~~

Conditions A.7 and I.9 are added

- **A.7 Approved Amended (section 4.55) Plans and Supporting Documents**
- **I.9 Outdoor Lighting – Roof Terraces**

Conditions C.1 a), C.3, C.16, H.1, H.4, I.3, I.4 are modified:

- **C.1 a)**...*The lift overrun shall not exceed RL32.54 AHD as detailed on the approved roof plan...*

- **C.3 BASIX Commitments**
- **C.16 Stormwater Management Plan**
- **H.1 Fulfillment of BASIX Commitments – clause 154B of the Regulation**
- **H.4 Positive Covenant and Works-As-Executed Certification of Stormwater Systems**
- **I.3 Maintenance of BASIX Commitments**
- **I.4 Ongoing Maintenance of the On-Site Filtration System**