

Annexure A

DETERMINATION OF APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

Modification Application No: DA272/2019/2

Original Development Consent: DA272/2019/1

Description of development to be carried out under the consent (as previously modified): Alterations and additions to existing terrace including new attic level with a rear facing dormer and a new loft addition above the existing garage

Address and particulars of title of land on which development to be carried out: 7 Paddington Street, Paddington NSW 2021 (Lot 1 in DP 976861)

Description of modification to the development consent: Modification of the approved development to include an external staircase to the approved loft above the garage, adjustments to the north east elevation in relation to the windows, shutters and a new door to the loft at the top of the staircase landing and internal changes to the internal steps inside the loft arising from the new door and external staircase.

Determination: The development consent is modified as follows:

Condition A.5 is to be added as follows:

A.5 Approved Amended (section 4.56) Plans and Supporting Documents

Those acting upon or under this amended consent must carry out all work and maintain the use and works in accordance with the approved plans and supporting documents listed in the original consent, as amended by the amended architectural approved plans to which is affixed a Council stamp "Approved" and supporting documents as submitted by the Applicant listed below otherwise than modified by further condition(s).

Where the plans relate to amendments, alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
S4.55_01, Rev 3	Proposed Plans	Blainey North	22/06/2021
S.4.55_02, Rev 3	Section A+B & Garage Elevation		3/06/2021

Note: These plans and supporting documentation may be subject to conditions modifying the development imposed under section 4.17(1)(g) of the *Act* (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

Standard Condition: A6 (Autotext AA6)

AND,

Condition C.1 shall be **deleted** and replaced with the following:

C.1 Modification of Details of the Development (section 4.17(1)(g) of the Act)

The approved plans and the Construction Certificate plans and specification, required to be submitted to the Certifying Authority pursuant to clause 139 of the *Regulation*, must detail the following amendments:

a) Internal dimensions of garage and accessway

The proposed garage shall have an internal height of minimum 2.2m between the floor and an overhead obstruction (including the roller door above the entrance) in accordance with AS2890.1:2004; and

b) Internally facing loft windows

- (i) The bottom pane of the north-eastern facing loft window shall be fixed and made of translucent glazing and the lower sash is to be permanently fixed.
- (ii) The timber shutters on the north-eastern facing loft window shall be deleted.
- (iii) The ensuite loft window shall be made of obscure glazing.

Note: The effect of this condition is that it requires design changes and/or further information to be provided with the Construction Certificate drawings and specifications to address specific issues identified during assessment under section 4.15 of the *Act*.

Note: Clause 146 of the *Regulation* prohibits the issue of any Construction Certificate subject to this condition unless the Certifying Authority is satisfied that the condition has been complied with.

Note: Clause 145 of the *Regulation* prohibits the issue of any Construction Certificate that is inconsistent with this consent.

Standard Condition: C4 (Autotext CC4)

c) Loft entry door

The existing loft entry door is to be fitted with obscure glazing.

d) Existing lattice screens

- (i) The existing lattice screens are to be substituted with the equivalent of metal framed privacy screens.
- (ii) The substitute screens are to match the general expression, character, material and finish evident in the existing balustrade and handrail and may comprise fabricated material, including for example woven mesh, perforated or laser cut metal sheets. Each panel is to be capable of supporting climbing vegetation.