

Annexure A

DETERMINATION OF APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

Modification Application No: DA 410/2019/3

Development Consent modified: DA 410/2019

Description of development to be carried out under the consent (as previously modified): Alterations to the existing building including re-roofing, replacement of windows, excavation and internal modifications

Address and particulars of title of land on which development to be carried out: 8A Cooper Street, Paddington (Lot 2 DP 573941)

Description of modification to the development consent: Amendment to condition C.11 imposed under DA/410/2019/2.

Determination: The development consent is modified as follows:

1. Insert Condition A.7 as follows:

Approved Amended (section 4.55) 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)
001	Site Plan	Casey Brown Architecture	11/09/2020
003	New Plans		

004	New Exterior Elevations		
005	New Sections		
006	Specifications		
007	Sediment Control Plan		

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'

2. Delete Condition C.11 and replace with new condition C.11A:

'C.11A Modification of Details of the Development (section 4.17(l)(g) of the Act)

Within six months of the grant of the determination of DA/410/2019/3 or prior to the issue of an occupation certificate for the works approved under DA 107/2020, whichever is the earlier, the following works the subject of this consent must be completed and evidence of completion is to be provided to the Council:

- (a) Deleted
- (b) The new gutter to the kitchen terrace is to be modified so that the eastern end is to be cut back by 500mm and finished with a rainwater head similar to those existing at the rear of the eastern elevation of the building.
- (c) The sliding door mechanisms to the kitchen terrace are to be adapted so that the sliding glazed panels do not protrude past the external eastern wall of the building and the upper and lower tracks for the sliding panels do not extend beyond the exterior of the eastern wall.
- (d) The front entrance garden is to be reinstated as original, including gravel, planting and the down chain.
- (e) Deleted
- (f) A BCA compliant balustrade in the same style and using the same materials as the balustrade on the internal stairs, including the mesh, is to be installed on the northern side of the eastern end of the kitchen terrace.'

2. Insert new condition C.11B:

‘C.11B Modification of DA 107/2020

Pursuant to section 4.17(1)(b) of the Environmental Planning and Assessment Act 1979, development consent DA107/2020 is modified as follows:

Insert:

F.1A Restriction on Issue of Occupation Certificate

An occupation certificate must not be issued for the works approved by this consent until condition C11.A of DA 410/2019/3 is satisfied.’