



Council Ref: DA 596/2021/1:Ms S Soliman:cn

21 March 2022

Woollahra Municipal Council
536 New South Head Road
DOUBLE BAY NSW 2028

Development Consent

Application No: DA 596/2021/1

Property: 4 & 8-10 New Mclean Street EDGECLIFF 2027

Applicant: Woollahra Municipal Council

Proposal: Subdivision of part of common areas of SP19963 & SP 20548 to create a public pathway

Please find attached your development consent including conditions, notes, stamped plans and additional information. Your conditions have been structured to outline the regulatory frame-work at each stage leading to the occupation and use of the completed development.

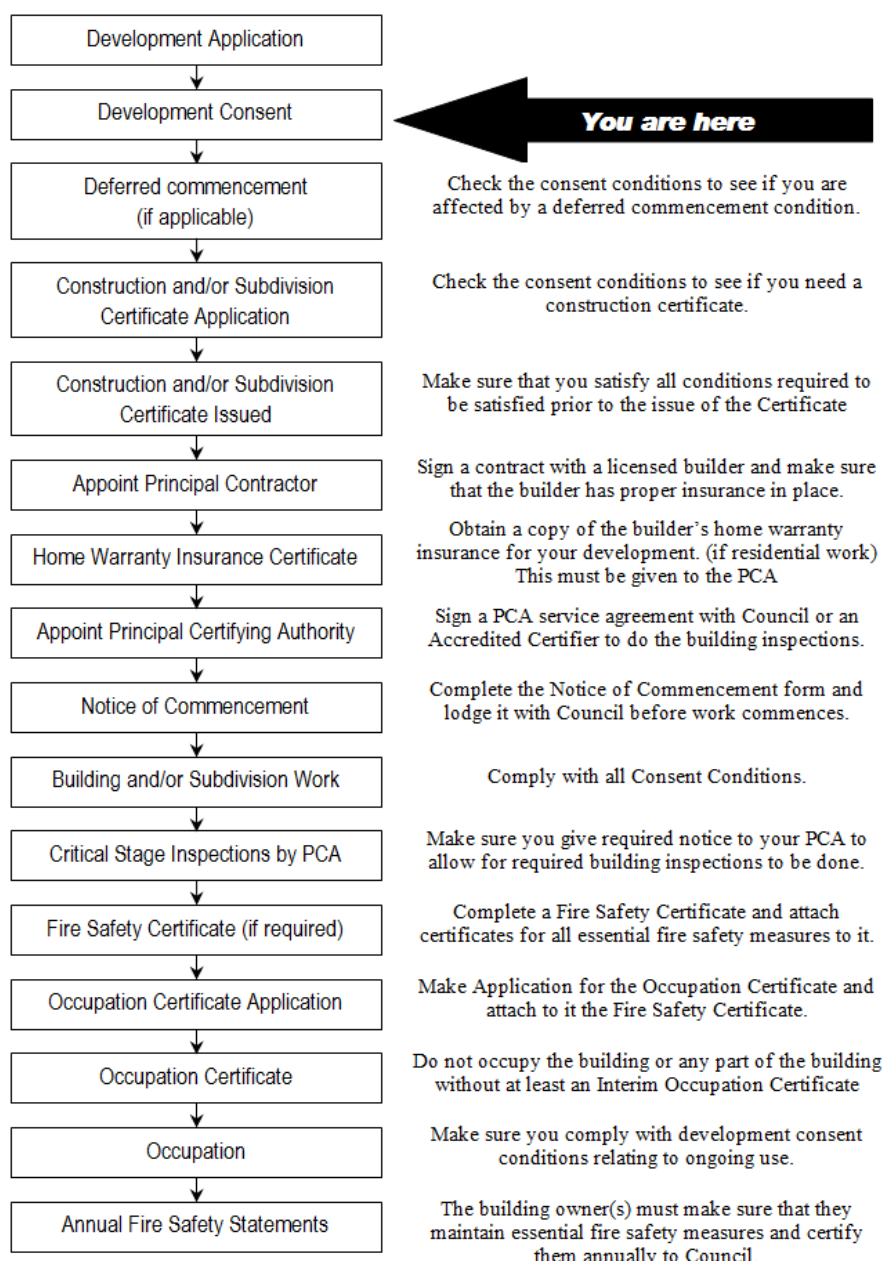
These conditions will guide you through our requirements. You must also check other Commonwealth and NSW Acts and Regulations that may apply to the demolition, building, subdivision and the use of developments, including but not limited to:

- SafeWork NSW (work safety and asbestos requirements)
- Sydney Water (provision of water and sewer services)
- Energy and Gas suppliers (provision of energy services)
- Department of Fair Trading (advice about builders, licensing and private certifiers)
- Roads and Traffic Authority (works on state roads only)
- NSW Police Service's Traffic Sergeant (temporary road closures only)
- Human Rights and Equal Opportunity Commission (access issues)

Refer to the NSW Government's homepage (www.nsw.gov.au) or specific consent conditions for further advice.

Where there is an upgrade or connection to Council's footpaths, roads and public drainage systems, you will need further approval from Council before you undertake such works. You may also need approval for hoarding and construction and work zones. Avoid delays by addressing these issues early.

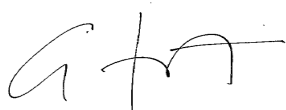
The following guide is provided in good faith to assist applicants to understand the broad process. Not every statutory step may apply or has been covered.



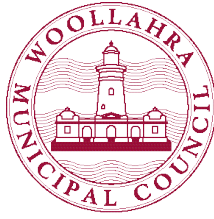
Council can also issue Construction Certificates and act as your PCA at competitive rates. Visit http://www.woollahra.nsw.gov.au/building_and_development/building or speak to our Customer Service Officers if you have any further questions.

If you have any questions regarding the consent, contact our Assessment Officer, Ms S Soliman, on 9391-7162 between 8.30am and 11.00am Monday to Friday.

Yours sincerely,



George Fotis
Team Leader – Development Control



Development Consent No. 596/2021/1

Notice of Determination

Section 4.18 of the Environmental Planning and Assessment Act 1979 ("the Act")
Clause 100 of the Environmental Planning and Assessment Regulation 2000 ("the Regulation")

Applicant's Name

Woollahra Municipal Council

Date of Determination

17 March 2022

Land to which this applies

4 & 8-10 New Mclean Street EDGECLIFF

Proposal

Subdivision of part of common areas of SP19963 & SP 20548 to create a public pathway

Statement of Reasons for Decision

The Panel has independently viewed the site from the street and surrounding area in person or electronically and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

For the reasons in the assessment report, the Panel is generally satisfied that the application be approved subject to the conditions in the assessment report.

Imposition of Conditions

Subject to the provisions of section 4.17 of the Act, this consent has been granted subject to conditions annexed to this consent.

Period of Consent

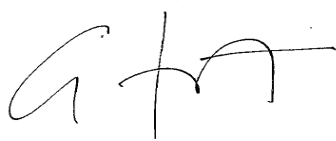
Subject to Sections 4.20 of the Act, this consent becomes effective and operates from 17 March 2022. The consent lapses five years after the date of consent in accordance with Section 4.53 of the Act.

Review of determination and right of appeal

Within 6 months after the date of determination, a review of this determination can be made under Division 8.2 of the Act or an appeal to the Land and Environment Court can be made pursuant to the provisions of Section 8.7 of the Act.

Plans endorsed by the consent authority

Copies of relevant plans endorsed by the consent authority and as referenced by conditions of consent are annexed.

Endorsed for and on behalf of Woollahra Municipal CouncilA handwritten signature in black ink, appearing to read 'G Fotis', with a stylized flourish at the end.

George Fotis
Team Leader – Development Control

17 March 2022
Date of endorsement

A. General Conditions

A.1 Approved Plans and supporting documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp "Approved" and supporting documents listed below as submitted by the Applicant unless modified by any following condition. Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
Sheet 01 to 04, Surveyors Ref: 18140-DP	Plan of Subdivision of Common Property of SP19963 and SP20548	Ivan Victor Sterligov	25/06/2020

Note: Warning to Accredited Certifiers – You should always insist on sighting the original Council stamped approved plans. You should not rely solely upon the plan reference numbers in this condition. Should the applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plan.

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

Standard Condition: A5 (Autotext AA5)

A.2 Land Subdivision Certificate (S6.15 of the Act)

A plan of subdivision cannot be registered under the Conveyancing Act 1919 unless a subdivision certificate has been issued for the subdivision. The person with the benefit of this consent must submit to Council an application for a Subdivision Certificate demonstrating compliance with section 6.15 of the Act.

No Subdivision Certificate must be issued until the linen plan of subdivision detailing the provision of all required easements and right of ways or the like to be registered upon the title of each lot to be so benefited or burdened has been submitted to Council.