



23 November 2018

NSW Department of Planning & Environment
320 Pitt Street
SYDNEY NSW 2001

Dear Sir /Madam

PROPOSAL: Section 4.55 Amendment - MP 09_0121 MOD 5 for approved mixed residential & commercial premises 7 stories

PROPERTY: Nos. 47 – 50 The Esplanade, Ettalong Beach

I refer to your advice of 5 November 2018 attaching the above request to modify the consent and inviting Council to make a submission. Following are Council's comments:

Background

The original proposal was approved by the Minister for Planning as a Major Project under Part 3A of the Environmental Planning & Assessment Act 1979 (EP&A Act). Consent is now sought for approval of modifications (MOD 5) to the proposed development under section 4.55(1A) of the EP&A Act.

Proposed Modification

The proposed modification involves:

- minor additions and alterations to balconies on levels 3-6,
- modifications to the layout of the plant room and terraces on level 6,
- alter the roof to allow use as a trafficable terrace by apartments 601-602, and
- minor alterations to entry doors and the public bathroom on Ground level.

Comment on Modifications

No assessment of the modifications in relation to the BCA has been carried out in this instance. The proposal is to comply with the Building Code of Australia.



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There is no objection to this amendment. The proposal raises no issues in relation to the relevant provisions of Gosford Local Environment Plan 2014 and Gosford Development Control Plan 2013, State Environmental Planning No. 65 – Design Quality of Residential Flat Development and the Apartment Design Guide.

The proposed modifications are considered to create substantially the same development as the original proposal.

Should you have any enquiries with regard to the above please do not hesitate to contact me on 4304 7327 during business hours, Monday to Friday or via email at ask@centralcoast.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K Hanratty', with a stylized, cursive script.

Karen Hanratty
Senior Development Planner
Development Assessment South