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Subject: Section 4.55(1A) modification being lodged to seek consent for the change in the ground floor layout.

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This letter has been prepared on behalf of Muswellbrook City Council Property and Place department to support a Section 4.55(1A) modification application for DA/2018/54. The application proposes to modify the ground floor layout of Loxton House (142-144 Bridge Street Muswellbrook) by adding partition walls to delineate the space for commercial tenants.

This letter includes an assessment of the proposed modification in accordance with the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979).

Due to the minor nature of the modification, it was considered unnecessary to include a Statement Of Environmental Effects as the main impact will be to the Heritage Impact Statement (HIS) which will be provided in supporting documentation.

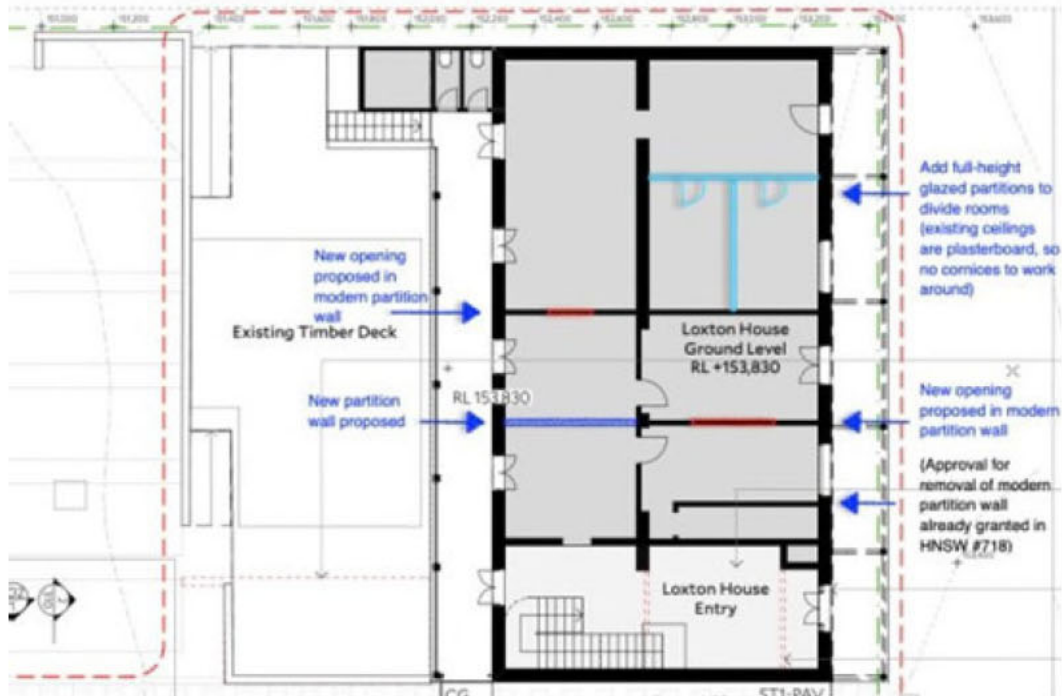
Existing Consent:

The original development consent approved on 30/06/2020 for A Tertiary Education Establishment included plans for alterations and additions (alts and ads) to Loxton House. The alts and ads included renovations to level 1 to remove some internal walls and create a space to be used as an office for the Council. The application was referred to the Heritage Council and was supported with general terms of agreement conditioned.

Proposed Modification:

The proposed modification is to include the ground floor of Loxton House and carry out minor changes to non-original stud/plasterboard walls and add several glazed partitions.

1. New partition wall in rear room, ground floor (stud frame, plasterboard, no change to original fabric, reversible)
2. New openings in existing partition walls in ground floor (one to rear room, one to front room)
3. New full-height glazed partitioning/doors to large front room (no change to original fabric, reversible)



Environmental Impact:

There will be no change to the environmental impacts of the original DA except for a minor amendment to the Heritage Impact Statement which will be used to obtain a modified heritage approval (s65A modification) following an approved s4.55 modification.

Summary:

The proposed modification is considered to have minimal environmental impact and is substantially the same development as the original approved DA. The internal impacts to the heritage item have been addressed in the supporting Heritage Impact Statement.

We ask that you consider the above and the supporting documentation and amend the condition under S4.55(1A).

Yours sincerely,

