

22nd August 2025

Section 4.55 (1a) – Development Application No : DA2024/1139

83 CROWN ROAD, QUEENSCLIFF NSW 2109

Lot 6 in DP 17127

Alterations and Additions to a dwelling house including a swimming pool and carport.

S4.55 ISSUE

Statement of Modification

This Statement of Modification is to accompany a Section 4.55 Application prepared by Incidental Architecture for proposed development at 83 Crown Rd, Queenscliff. It is to be read in conjunction with the following documents;

- Online S4.55 Form
- Owner's consent
- Architectural Drawings, S4.55 Issue DAC, DA1 – DA12
- BASIX Certificate

The original DA (DA2024/1139) was approved by Northern Beaches Council on 25th October 2024.

As shown on the submitted Section 4.55 Drawings, and noted on the Section 4.55 application forms and NSW Planning Portal Application, the extent of proposed changes are as follows :

1. This application seeks the amendment of Condition #24 'Required Tree Planting' from the original consent (dated 25 October 2024). Existing trees, structural extents and the sewer in the rear setback may constrain growth of a canopy tree and we request the replacement tree be located within the front setback. Other infill planting will be provided in the rear setback.

Further changes include minor external and internal modifications, notably including:

2. An increase of the Basement Floor FFL to accommodate a topping slab and associated waterproofing.
3. An increase to part of the Ground Floor FFL to give NCC compliant internal height in the lower ground floor Rumpus and Kitchenette, and to allow new flooring laid over the existing flooring to allow for sufficient waterproofing.
4. Reduction of the height of the entry awning roof structure.
5. Minor changes to the glazing and eave of the southern pop-up roof.
6. Minor changes to the extents of the shading and structural support of the rear level 1 deck
7. Deletion of the lower ground floor patio.
8. Minor changes to window sizes on the northern and southern facades.
9. Increase of height to the northern pop-up roof.

Summary of broader Environmental Effects

1. **Building Height** : The proposed ridge height of the northern pop-up roof has increased by 350mm to better accommodate hydraulic detailing for the lower flat roof and structure within the pop up roof itself. This results in a 9.7m ridge height above natural ground level for the northern pop up. The degree of non-compliance remains less than what was approved in the last DA assessment.

As with the previously approved proposal, this new proposal is a reduction in height from the existing roof and provides improved views from neighbouring properties over the existing condition (with the ridge line at 10.2m). It is in keeping with existing bulk and scale of the streetscape and neighbouring properties. Shadow diagrams are provided (refer drawing DA11), showing no additional overshadowing to key private open space and living spaces to neighbours. It will not set an undue precedent and many adjoining properties are of a similar or larger scale.

This is discussed further in the Clause 4.6 Variation Request provided with the s4.55 Modification application.

2. **Side and Rear Setbacks** : Will not be affected by the proposed amendments.
3. **Front Setback** : Will not be affected by the proposed amendments.
4. **Building Envelope** : The blade wall at the north-eastern corner of the first floor is proposed to extend 250mm to the north. A minor encroachment at this location was approved in the original consent. The encroachment remains minor and results in no change to the impacts.
5. **Landscaped Open Space** : Will not be affected by the proposed amendments.
6. **Private Open Space** : Will not be affected by the proposed amendments.
7. **Noise** : Will not be affected by the proposed amendments.
8. **Access to Sunlight** : Will not be affected by the proposed amendments.
9. **Views** : Will not be affected by the proposed amendments.
10. **Privacy** : Will not be affected by the proposed amendments.
11. **Building Bulk** : Will not be affected by the proposed amendments.
12. **Energy Efficiency and Water Conservation** : Will not be affected by the proposed amendments.
13. **Car Parking** : Will not be affected by the proposed amendments.
14. **Stormwater** : Will not be affected by the proposed amendments.
14. **Fencing** : Will not be affected by the proposed amendments.
15. **Site Security** : Will not be affected by the proposed amendments.



16. **Clothes Drying** : Will not be affected by the proposed amendments.
17. **External Colours** : Will not be affected by the proposed amendments.
18. **Trees / Planting** : The proposed amendment will have the same positive impact as the existing condition and will allow for better growth conditions for the replacement tree.
19. **Landslip Risk** : Will not be affected by the proposed amendments.

The proposed amendments are complementary to the original approval sought. An amended BASIX certificate has been provided.

Summary

As identified in the attached S4.55 drawings, and this addendum, the proposed S4.55 application for 83 Crown Road should be granted approval as it involves minor amendment to the original DA approval and no additional adverse impacts.

These amendments have been considered in accordance with the WLEP 2011 objectives and outcomes and Warringa Council DCP numerical controls. In addition, the less tangible issues of general amenity and equity have also been considered in detail as part of this revision.

It is the sincere intent of the applicants and owners to thoughtfully and positively contribute to the site and environment. The applicant and owner are happy to provide any additional clarification or information that will assist Council in assessing this S4.55 application promptly.