

Date: 26.07.2021  
Project: 532 Pittwater Road. North Manly.

**PROPOSED MODIFICATION TO CONSENT. - ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 - SECT 4.55 – TYPE S4.55(1A) MODIFICATION.**

**PARTICULARS**

APPLICANT	Ali Mehfooz - 3 May Street TURRAMURRA NSW207 4
APPLICATION NUMBER	DA2021/0166
ADDRESS	lot 40 DP 7027,532 Pittwater Road, NORTH MANLY NSW2100
PROPOSED DEVELOPMENT	Demolition works and construction of a Boarding House pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009

**SUMMARY OF MODIFICATIONS SOUGHT.**

**1.0 ADDITIONAL PARKING SPACE.**

In response to community feedback and planning panel discussion, an additional parking space is proposed. As a result,

- A. the driveway is lengthened by 2.5m
- B. the number of bike spaces has reduced from 11 to 7. Compliant motorcycle spaces remain as approved.
- C. the common room and lodger 10 have moved 500mm north to ensure sufficient landscaping at the end of the driveway.

**2.0 CHANGES TO THE COMMUNAL TERRACE AND LODGER 10 PRIVATE BALCONY - REMOVAL OF CONDITION 11**

- A. communal terrace updated to reflect approved 'D- S-OXX Communal Terrace Plan'. This plan can be removed from the approved plan list.
- b. Along with nomination as 'manager' lodger 10 private balcony is updated to align with condition 11. All 3 items in condition 11 are now reflected on the modified set of drawings.

**3.0 REMOVAL OF CONDITION 11(III)**

*The following amendments are to be made to the approved plans: (iii) A window (to match W01-03, height and size) is to be added to the eastern brick wall for the 'Common Lounge' room.*

- A. The common room already has a glazing to floor area ratio of 70% (only 10% required by NCC). Further, an east facing window without an eave would result in unwanted summer heat gain.
- B. The additional window would require fire protection as it is within 3.0m of the side boundary.

**MODIFIED DRAWINGS SUBMITTED.**

All drawings forming the consent have been re-issued as the 'DA MODIFICATION' set dated July 2021. The table below outlines any changes.

In addition to the below, the open space plan has been included to demonstrate DCP compliance, and the landscape plan to align with the changes to the building and landscape area. Other changes to the landscape plan will be in line with conditions of consent.

## APPROVED PLANS

Architectural Plans- Endorsed with Council's stamp			NOTES
Drawing No.	Dated	Prepared By	
D-S-01 Site Plan•	May2021	Miles Winter Pty Ltd	MODIFIED as per item 1 & 2
D-P-01 Lower Floor Plan•	May2021	Miles Winter Pty Ltd	MODIFIED as per item 1 & 2
D-P-02 Upper Floor Plan	May2021	Miles Winter Pty Ltd	MODIFIED as per item 2
D-P-03 Roof Plan- Loft Level	May2021	Miles Winter Pty Ltd	MODIFIED as per item 2
D-P-04 Roof Plan	May2021	Miles Winter Pty Ltd	MODIFIED as per item 2
D-E-01 Elevations 1	May2021	Miles Winter Pty Ltd	MODIFIED as per item 1 & 2
D-E-02 Elevations 2	May2021	Miles Winter Pty Ltd	MODIFIED as per item 1 & 2
D-E-04 External Finishes	May2021	Miles Winter Pty Ltd	MODIFIED as per item 1 & 2
D-E-05 Site Sections	May2021	Miles Winter Pty Ltd	MODIFIED as per item 1 & 2
D-D-01 Detailed Typical Lodger	May2021	Miles Winter Pty Ltd	NO CHANGES. DATE ONLY
D-D-02 Detailed Typical Lodger Sections	May2021	Miles Winter Pty Ltd	NO CHANGES. DATE ONLY
D-D-03 Detailed Accessible Lodger and Common Room	May2021	Miles Winter Pty Ltd	NO CHANGES. DATE ONLY
D-D-04 Detailed Lodger9-10	May2021	Miles Winter Pty Ltd	NO CHANGES. DATE ONLY
D- S-OXX Communal Terrace Plan	May2021	Miles Winter Pty Ltd	DELETED. changes shown on site plan

### Engineering Plans

Drawing No.	Dated	Prepared By	
D-P-04 Stormwater Concept	27 May 2021	Miles Winter Pty Ltd	MODIFIED as per item 2

### Reports I Documentation- All recommendations and requirements contained within:

Ref/Ort No./ Page No./ Section No.	Dated	Prepared By	
BASIX Report 1096296M_03	19.5.2021	Building Sustainability Assessments	NOT CHANGED
Plan of Management Boarding House	Feb 2021	Ali Mehfooz	NOT CHANGED
BCA Access Compliance Report	19.2.2021	Lachlan Miles Design	NOT CHANGED
Preliminary Landslip AssessmentE24685.G02 Rev 1	1.3.2021	EI Australia	NOT CHANGED
D-S-04 Site Accessibility Plan	May 2021	Miles Winter Pty Ltd	NOT CHANGED

END OF DOCUMENT