

Alterations & Additions to:
SP 31425.
Unit 5, 9 Eustace Street,
Manly
NSW 2095



Covering Letter to accompany Section 4.55 Modifications to DA 2021/2409

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1.0 Section 4.55 Modification – DA 2021/2409

Lot 1 SP 31425 , 1 / 9 Eustace Street, MANLY NSW 2095
Lot 5 SP 31425 , 5 / 9 Eustace Street, MANLY NSW 2095
Lot CP SP 31425 , 9 Eustace Street, MANLY NSW 2095

Cradle Design has prepared this covering letter on behalf of the owners of Unit 5 and Unit 1, 9 Eustace Street, Manly. It supports a Section 4.55 1(a) Modification to Northern Beaches Council for DA 2021/ 2409.

Please note below added to planning portal application;

WE COULD NOT LODGE UNDER A SECTION 4.55 1A ON THE PLANNING PORTAL DUE TO A PLANNING PORTAL TECHNICAL DIFFICULTY THAT CANNOT BE FIXED FOR A FEW WEEKS (advice from NSW service customer service). THE PORTAL REQUIRED THE PLANNING CERTIFICATE AS A 'REQUIRED DOCUMENT' HOWEVER KEPT FILING IT UNDER 'ADDITIONAL INFORMATION'. THIS STOPPED FINAL LODGEMENT BEING FINALISED. ONLY WORK AROUND TO EXPIDTE WAS TO APPLY AS A SECTION 4.55 (2) MODIFICATION.

Proposed changes to DA 2021/ 2409 works are;

- The Unit 1 works are to be deleted from the approved works (separate development application to be submitted for Unit 1 works).
- Unit 5 Works to remain as approved.
- Removal of Condition 7 – Fire Resistant Construction as it relates to Unit 1 works. This is no longer required.
- Any other conditions that reference Unit 1 works to be amended to reference Unit 5 only.

Updated documents that accompany this application:

DA-001	-	LOCATION PLAN & DOCUMENT SCHEDULE
DA-002	-	SITE PLAN
DA-003	-	SITE ANALYSIS PLAN
DA-004	-	3D VIEWS
DA-502	-	EXISTING & DEMOLITION PLANS
DA-503	-	EXISTING & DEMOLITION ELEVATIONS
DA-504	-	FLOOR, ROOF & STORMWATER PLANS
DA-505	-	EAST ELEVATIONS
DA-506	-	NORTH & SOUTH KEY ELEVATIONS
DA-507	-	NORTH & SOUTH UNIT 5 ELEVATIONS
DA-508	-	SECTIONS A & B
NP-501	-	NOTIFICATION PLAN
NP502	-	NOTIFICATION ELEVATIONS

Altered Clause 4.6 Variation for Floor Space ratio based on the updated new areas noted below;

Manly Local Environmental Plan 2013
LEP 4.4 – Floor Space Ratio

Manly Development Control Plan 2013
DCP 4.1.3 - Floor Space Ratio

PERMISSIBLE FLOOR AREA - $0.75/1$ ($697.4\text{m}^2 \times 0.75$) = 523.1m^2

*EXISTING FLOOR AREA = approx. 618.2m^2 (18.2% over permissible)

ADDITIONAL UNIT 5 AREA = 19.3m^2

*PROPOSED FLOOR AREA = 637.5m^2 (22% over permissible)

VARIATION BETWEEN PERMISSIBLE & PROPOSED = 22% (REDUCTION OF 2.6% FROM PREVIOUS APPROVAL)

Documents to be deleted from previously issued conditions of consent relating to Unit 1 works:

DA101 / B Unit 1 Existing and Demolition Plans and Elevations
DA102 / B Unit 1 Floor, Roof and Stormwater Plans
DA103 / B Unit 1 Proposed Elevations
DA 104 / B Unit 1 Section A
DA105-106-107 / Unit 1 Shadow Diagrams
DA108-109-110 / Unit 1 Basix Schedule
DA 111 B Finishes Schedule

2.0 CONCLUSION

The modifications to proposed to DA 2021/2409 seek a reduction in the proposed works, with no impact to the strata property, neighbours or locality.

Favourable consideration is requested.

Yours sincerely,



Regan VanderWert-Walsh
Director
Architect NSW 7904

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