

STATEMENT OF MODIFICATION
(INCLUDING DESCRIPTION OF DEVELOPMENT &
STATEMENT OF ENVIRONMENTAL EFFECTS)

S4.55 MODIFICATION APPLICATION

ALTERATIONS & ADDITIONS
11 BERTANA CRESCENT WARRIEWOOD

Submitted to
NORTHERN BEACHES COUNCIL

On behalf of
MR AND MRS CURGENVEN

Prepared by
MHDP ARCHITECTS

Date
JUNE 2023

1.0 INTRODUCTION

This report is submitted to Northern Beaches Council in support of a **S4.55** Modification Application for minor amendments to the approved Development Application (DA2021/1802) for alterations and additions to the existing residence at 11 Bertana Crescent Warriewood.

It is submitted that the proposed application has no significant adverse environmental effects, and no persons would be prejudiced by its approval. This submission has been prepared by MHDP Architects on behalf of the applicant, Mr and Mrs Curgenvén.

1.1 TYPE OF 4.55 APPLICATION

The application is determined as being a **S4.55 1(A)** application. The proposed amendments have minimal environmental impact.

The only additional floor area to the approved works is a small extension of the car port to increase and improve storage capability.

It is submitted that the proposed amendments result in a modified development will remain substantially the same as the development originally approved.

2.0 DESCRIPTION OF THE PROPOSED MODIFICATIONS

The proposed modification is minor in nature and involves the extension and closing off the car port to the rear. To this rear wall will be a new window and a new door. The only other modification is to install a new shade structure for the proposed terrace area.

The amendments are minor in nature and the majority of the development remain as per the approved application (DA2021/1802). As such, there are negligible impacts on the proposed development, neighbours and public.

2.1 DESCRIPTION OF THE DRAWINGS TO BE AMENDED

The originally approved Stamped Plans are listed as follows:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A001 A Site Plan Revision B	25 November 2021	Mark Hurcum Design Practice
A101 A Lower Ground Floor Plan Revision B	25 November 2021	Mark Hurcum Design Practice
A102 A Ground Floor Plan Revision B	25 November 2021	Mark Hurcum Design Practice
A201 A North & South Elevations Revision A	24 September 2021	Mark Hurcum Design Practice
A202 A East & West Elevations Revision A	24 September 2021	Mark Hurcum Design Practice
A221 A Section A-A & B-B	24 September 2021	Mark Hurcum Design Practice
A222 A Section C-C	24 September 2021	Mark Hurcum Design Practice
SK02 A External Finishes Schedule	24 September 2021	Mark Hurcum Design Practice

Engineering Plans		
Drawing No.	Dated	Prepared By
SK01 A Stormwater Management and Sediment Control Plan	24 September 2021	Mark Hurcum Design Practice

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A431708	24 September 2021	Mark Hurcum Design Practice
Report on Geotechnical Investigation 2021-185	20 September 2021	Crozier Geotechnical Consultants

The proposed amended plans as submitted are as follows:

Plan No	Issue	Title
A001	E	SITE PLAN & ROOF PLAN & DEMOLITION PLAN
A101	E	LOWER GROUND FLOOR PLAN
A102	E	GROUND FLOOR PLAN
A201	D	NORTH & SOUTH ELEVATIONS
A202	D	EAST & WEST ELEVATIONS
A221	D	SECTION A-A & B-B
A222	D	SECTION C-C
SK01	D	STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN
SK02	C	EXTERNAL FINISHES SCHEDULE

2.2 CONDITIONS REQUIRED TO BE AMENDED

The originally approved Consent will need to be amended as follows:
Condition 1a Amend drawing list

3.0 DEVELOPMENT CONTROLS

The following legislation and planning documents are relevant to the assessment of the subject DA:

- Pittwater LEP 2014
- Pittwater 21 DCP 2019
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan 2005

4.0 STATEMENT OF ENVIRONMENTAL EFFECTS

4.1 STATUTORY COMPLIANCE

The use of the site as a residence complies with the residential zoning as defined in Pittwater LEP 2014. The site is a zoned C4 - Environmental Living. The proposed development conforms to the aims and objectives of Pittwater 21 DCP 2019.

4.2 OPEN SPACE AND LANDSCAPE AREA SITE AREA

The proposed minor alteration is to increase the car port by 6.5 sq.m. However, some of this will be over the existing deck and so the impact on open space and landscape area is only 4 sq.m. The proposed shade structure over the terrace will have no impact on open space and landscape area.

The amendments propose a very minor change to the approved site coverage, landscape area and un-built upon areas as approved in the previous DA (DA2021/1802).

4.3 BUILDING HEIGHT, MAXIMUM WALL HEIGHT AND MAXIMUM STOREYS

The maximum building height, wall height and storeys have remained the same as the approved DA (DA2021/1802). **No change from approved DA.**

4.4 BUILDING SETBACKS

The minor modifications have no impact of the existing minimum setbacks. While the extension increased the length of the carport against an angled boundary, the extension steps in such that the 900mm minimum setback is maintained. **No change from approved DA.**

4.5 FENCES, WILDLIFE COORIDOR AND TERRESTRIAL BIODIVERSITY

The minor modifications have no impact on the above. **No change from approved DA.**

4.6 VIEWS AND OVERSHADOWING

There is no change to any views or overshadowing. **No change from approved DA.**

4.7 PRIVACY

The minor extension to the car port does propose a new window. However, this window is primarily for natural light and ventilation to the car port and is not a habitable space. The minor extension is to improve the privacy of the current open car port and restricting the view towards the neighbouring property.

4.8 COLOURS, MATERIALS AND CONSTRUCTION

The bulk scale of the building remains unchanged from the approved DA (DA2021/1802) from the streetscape.

None of the significant trees on the site will be affected by this development, as per the previously approved DA.

4.9 ACID SULPHATE SOIL

The proposed ground works remain the same and are minimal and non-invasive and do not lower the water table below 1m AHD on this or any adjacent site, regardless of classification. **No change from approved DA.**

4.10 WASTE MANAGEMENT PLAN

The minor extension will have no major impact on the waste management plan previously prepared for the approved DA (DA2021/1802). **No change from approved DA.**

4.11 ENERGY ASSESSMENT (BASIX)

The proposed minor extension includes a new door and window to the car port. However this will have no impact on the BASIX assessment as this is to a non-habitable area. Hence will remain the same as the approved DA (DA2021/1802). **No change from approved DA.**

5.0 CONCLUSION

This application for alterations and additions is a responsible development of an existing residence, upgrading the amenity without negative impacts to the neighbours. This is a carefully considered design and addresses the interests of council, neighbours and the public, while providing amenity for the occupants of the home. It is requested that this Modification Application be approved.