



LINDSAY LITTLE & ASSOCIATES PTY LTD  
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ARCHITECTS BUILDING CONSULTANTS PROJECT MANAGERS

General Manager  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655  
August 7<sup>th</sup>, 2023

**SECTION 4.55 (1A) APPLICATION ENVIRONMENTAL PLANNING AND ASSESEMENT ACT**

**DA2020/0820 87 Alexandra Crescent Baview**

**Alterations and Additions to Existing Dwelling**

Please find attached Section 4.55 1(A) application, seeking a modified Development Consent for 87A Alexandra Crescent Baview.

**MODIFIED DA PROPOSED CHANGES:**

- Internal lift shifted from the south elevation to the north elevation
- Lift relocation results in first floor roof extension and first floor extending 1100mm north to incorporate new lift position.

The previous internal lift location was accessed from the lower floor level via a new hallway, which involved significant engineering and excavation within the existing substructure. The proposed lift location to the north of the building eliminates this excavation.

Site coverage and landscape area remain unchanged.

**PLEP Controls**

Clause	Development Standard	Approved/ Existing	Proposed	Comment	complies
Clause 4.3 Height	8.5m	7.6m	8.31m	Roof ridge extension of 1100mm To incorporate new lift position	yes

### **4.3 Height of buildings**

The proposed modification achieves the objectives of this control, as there is no view loss, negligible shadow generated, with the modified building's height, scale and character remaining relatively unchanged.

#### **The objectives of Clause 4.3 is as follows;**

- 1(a) to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) to minimise any overshadowing of neighbouring properties,*
- (d) to allow for the reasonable sharing of views,*
- (e) to encourage buildings that are designed to respond sensitively to the natural topography,*
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

**Clause 7.6 Biodiversity-** No removal of vegetation, no change proposed with this Application

**Clause 7.7 Geotechnical Hazards-** existing ground testing and report remain unchanged.

The proposal is substantially the same as the Development Consent.

Attached are revised Section 4.55 1(A) architectural plans, BASIX.

Should you require any further information please contact our office.

Yours sincerely,



#### **Lindsay Little and Associates**

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