

# Comments DDP Mod2024-0252

- The Mod requested presents a significant Change in Council Position set by the last DPP
  - Request this DDP review rulings/restrictions established by previous DPP.
  - Why the change?
  - Do any of the DPP positions previously established have any credibility?
  - Does the DPP process in general have any credibility?

NOTE. The points expressed above and in the following material are our views, opinions and concerns only.

# Comments DDP Mod2024-0252

- Incremental development creep
  - A review of the mods requested indicate a clear pattern of incremental development creep
  - Ultimate goal of effectively adding a 3<sup>rd</sup> habitable floor.
  - Previous renditions submitted (in error) by the developer support the above concern.
  - Original mod approval for storage floor was based on 2 key developer commitments
    - 1. The floor would ONLY BE USED FOR STORAGE
    - 2. There would be NO EXTERNAL CHANGES.
  - Therefore we did not object – even though this appeared to violate the LEC ruling
  - NOTE the original LEC ruling restrictions – 2 storey development from front & 1 storey from rear.

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- Incremental development creep
  - The previous mod involved significant external building changes in particular the accommodation of lift and other plant equipment on the roof despite the no external change previous commitment.
  - At the previous DPP we also expressed concerns about potential future mods requests to the 'storage' floor seeking habitable use.
  - NOTE The previous mod sort an increase in 'storage' floor height to habitable levels (2.4mm) with a commitment they would remain as storage areas.
  - Obvious concerns that if this current mod is approved it opens the way for the remaining 'storage' areas to be converted to habitable use.
  - Raises the issue of where plant equipment is then to be located i.e. back on top of the roof?
  - NOTE The current mod also contains developer commitments that there will be NO EXTERNAL CHANGES.

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- Roof top equipment restrictions ruled by the previous DPP do not appear to have been met.
- Compliance with these restrictions were to have been supplied prior to construction.
- Documentation supplied (renditions and drawings) appear to indicate clear non compliance with the 1 meter left well area restriction.
- Request the developer supply updated planning to clearly indicate compliance prior to any further development.
- NOTE Latter to include roof top and all other conditions outlined by the previous DPP.

1. Clear indication of future use of storage store for habitable use.
2. Relation to adjacent 2 storey houses no longer shown – why?
3. NOTE Rendition was evidently submitted 'in error'
4. LEC Ruling of 2-storey construction from the front?



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LEVEL 3, 9 BARRACK STREET  
SYDNEY, NSW 2000  
NOMINATED ARCHITECT-TONY LEUNG NSW 7133

Rev	Description	Date
A	S4.55 Submission	8/8/22

Project Name

1955 Pittswater Rd. Bayview



Certificate no.: 0055395090  
Assessor Name: Tracey Coole  
Accreditation no.: HERA10033  
Certificate date: 11 Aug 2022  
Dwelling Address:  
1955 Pittswater Road  
Bayview, NSW  
2104  
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Drawing Title  
Schedule of Materials & Finishes

Project No.  
A22039

Drawing no:  
DA.801

ISSUE  
A





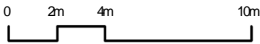
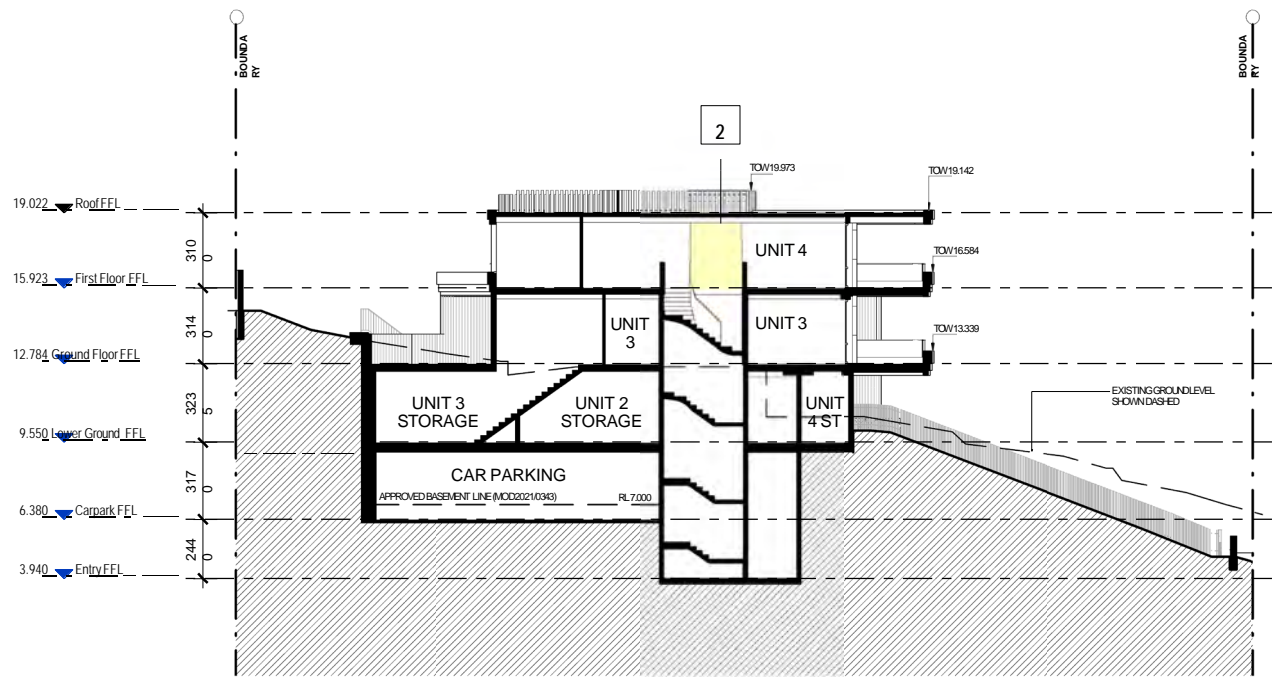
**Southwest Elevation**

LEC Ruling – ONE STOREY  
CONSTRUCTION FROM  
REAR???

Previous DDP Roof Restriction within 1 m of lift well?

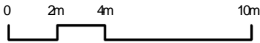
S4.56 SUMMARY OF CHANGES:

- 1. UNIT 1 layout re-configuration to improve amenity
- 2. UNIT 4 relocation of Laundry Room
- 3. New window to provide ventilation
- 4. Glazing adjustment for better alignment



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Rev	Description	Date
B	S4.55 Response	20/10/22
C	S4.55 Amended Plans	28/01/23
D	S4.55 Amended Plans Additional	29/03/23
E	Information	21/04/23
F	S4.55 Amended	17/05/23

Project Name  
1955 Pittwater Rd, Bayview

Drawing Title  
West Elevation

Project No.  
A22039



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B	S4.55 Response	20/10/22
C	S4.55 Amended Plans	28/01/23
D	Additional Information	21/04/23
E	S4.55 Amended Plans	17/05/23
F	S4.55 Amended	12/06/23

Project Name  
1955 Pittwater Rd, Bayview

Drawing Title  
East Elevation

Project No.  
A22039