

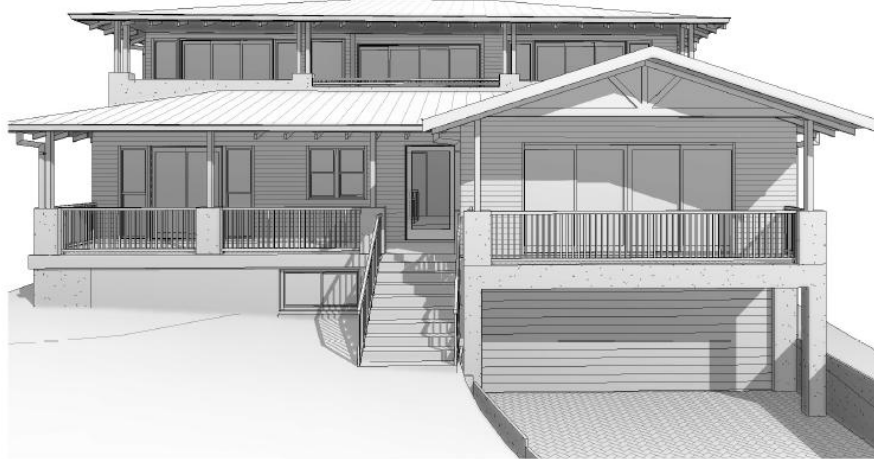
17th April 2025

Statement of Modification **V2**

Section 4.55 – DA 2022/1353

for proposed alterations and additions at

9 Allington Crescent, Elanora heights, NSW
Lot 43, DP 219787



**Total Proposed Gross
Floor Area:**

341.81 m2

Site Area:

699 m2

Site Zoning:

R2 Low Density Residential

Use:

The use, freestanding dwelling house, is defined in the relevant parts of the Pittwater 21 Development Control Plan (PDCP) 2014.

Development:

The proposed development is lower ground floor, ground floor, and first floor alterations and additions, cover the existing rear deck, swimming pool, internal alterations to the existing living areas, bedrooms, and kitchen on the ground and first floors.

The modifications to the original development consent include changes to the proposed floor levels only. The current approved ridge height does not change.

Clarification if works have Commenced/been Completed

The current works on site to date do not include excavation below the levels determined on this modification as the request in this modification is for less work to be complete than previously approved. As the project has not proceeded bulk excavation and detailed excavation to new proposed (higher LGF levels) is to be confirmed one this modification has been assessed.

Modifications proposed include:

1. The proposed floor levels will be altered to allow for improved drainage and runoff to the street from the lower ground floor (Garage).
2. The approved garage floor level under consent DA 2022/1353 is RL 84.60
3. The proposed garage floor level in this modification is RL 84.85
4. The finished floor levels above this garage floor level have been adjusted to allow for minimum floor the ceiling heights required
5. The approved ridge height under DA 2022/1353 will not be altered.
6. The driveway finished levels are now corrected and reflect the revised levels proposed by council's engineers – per email received from Lindon Lee on 2/4/2025.
7. All driveway surface stormwater to fall to the boundary and in turn to the street which negates the need for any driveway stormwater grates. More appropriate falls have been introduced to these surfaces.
8. The cost of the work will not be affected by this modification.
9. The geotechnical risk has been reduced, and stormwater runoff has improved with a reduced concentration of discharge at one kerb outlet for the entire site being removed.

All of the above works are permissible in this (R2) zone pursuant to the Pittwater Local Environmental Plan (PLEP) 2014 and have no adverse impacts on the planning controls and previous conditions set in the Notice of Consent.

Section D5: Elanora Heights Locality – Pittwater 21 Development Control Plan (Section D Locality Specific Development Controls)

D5.1 – Character as viewed from a public place

The proposed development at 9 Allington Crescent is designed to be timeless through the developing age. It compliments the immediate area of Elanora Heights and more widely the Northern Beaches. The design offers numerous points of articulation around open, deep verandahs, and a generously sized, dedicated entry feature.

The proposed character of 9 Allington Crescent is aligned with the outlined 'Controls' within the *Pittwater 21 Development Control Plan* and is deemed compliant.

D5.3 – Building Colours and Materials

The proposed alterations and additions are to include external materials and finishes that match the immediate neighbouring areas/properties to maintain the localised streetscape.

D5.5 – Front Building Line

Section D5.5 Front Building Line stipulates the required setback for land zoned R2 Low Density Residential must have a required minimum front building line 6.5m from the front boundary. The proposed front building line is located 6.68m from the front boundary and is compliant under the guidelines listed within the PDCP 21

D5.6 – Side and Rear building Line

The existing ground floor side building line setbacks are not changing under this proposal. Therefore, they are deemed compliant.

The proposed rear building line setback is 18.52m which is compliant with the control which states a minimum rear setback of 6.5m is required.

D5.7 – Building Envelope

The proposal indicates (on page DA09) compliance with the building envelope following guidance of the image shown under 'Controls' noted within the PDCP 21. The existing first floor wall on the southern elevation is being replaced new for old. The setback on this side does not change.

D5.8 – Landscaped Area

It is specified the minimum allowable landscaped area on a site, no matter how large the site is, should be a minimum of 50%. The proposed works includes 416.67m² or 59.6% landscaped area. Therefore, the proposed landscaped area is compliant and align with the minimum requirements outlines within *Part D5.8 – Landscaped Area* within the *PDCP 21*.

D5.11 – Fences

There will be zero changes to the existing front fence under this proposal.

D5.13 – Construction, Retaining Walls, Terracing and Undercroft Areas

The proposed development will sustain the outlined controls to maintain the protection of the potential environmentally sensitive areas nearby. A geotechnical report is included within this application which provides recommendations with excavation and construction methods for undercroft areas in which these sensitive areas may be jeopardised. Refer to the report included within this Development Application. The under-croft areas are designed at a maximum of 2.4m from floor to ceiling, which is compliant with the noted 3.5m within *Part D5.13 of the PDCP 21*.

END OF STATEMENT