



## DESIGN STUDIO

### STATEMENT OF MODIFICATION: Section 4.55 (1A) Application

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DA2019/1099  
37 Grandview Parade  
Mona Vale NSW 2103

#### Section 01: Section 4.55 (1A) Submission Details

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Legal description:	Lot 35 in DP 6195
Site Area:	1100.98m <sup>2</sup>
Development description:	Alterations + additions to an existing dwelling.
Consent No:	DA2019/1099 endorsed 11.02.2020
Applicant:	Ian Bennett Design Studio P.O Box 1007 Newport Beach 2016 / 0410 633 943.
Owners:	Mrs Samantha Ryan.
Date of submission	17 <sup>th</sup> August 2020

#### Section 02: Documents comprising the application

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1. Northern Beaches Council development application checklist;
2. Owner's Consent;
3. Statement of Modification, this document, prepared by Ian Bennett Design Studio;
4. BASIX certificate no. A385780 prepared by Ian Bennett Design Studio;
5. The following architectural Master Set prepared by Ian Bennett Design Studio dated 5<sup>th</sup> August 2020:
  - A.03\_E\_Basement Plan;
  - A.04\_E\_Ground Floor Plan;
  - A.05\_E\_First Floor Plan;
  - A.06\_E\_NE + SW Elevations;
  - A.07\_E\_SE + NW Elevations;
  - A.08\_E\_Sections.



### Section 03: Proposed Modification

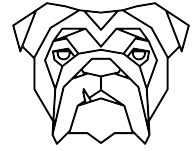
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The modifications are listed below in numerical order.

The architectural documentation is numbered in the same order as below + shaded red for clarity.

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01. Internal access from Garage to Basement;
02. New window 1,200W x 1,600H;
03. Material changed from either cement render or stone to off form concrete;
04. Material changed from cement render to lightweight cladding;



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### Section 04: Statutory Planning Framework

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The site is subject to the following zoning in the Pittwater Local Environmental Plan (LEP) 2014:

1. Height of Buildings Map: I Maximum 8.5m;
2. Land Zoning Map: R2 Low Density Residential;
3. Lot Size Map: Q Minimum 700m<sup>2</sup>;
4. Acid Sulphates Map: Class 5;
5. Bushfire Prone Land: Buffer 100m + 30m.

The site is also subject to the planning controls set out in the Pittwater 21 Development Control Plan (Pittwater 21 DCP). The property lies within the D9 Mona Vale Locality.

The proposed modification is discussed within the context of the applicable + relevant development controls set out in LEP + Pittwater 21 DCP.



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Control	Compliance	Comments
LEP 4.3 Height of Buildings	Yes	as approved
B3.2 Bushfire Hazard	Yes	as approved
B5.8 Stormwater Management	Yes	as approved
B6.1 Access Driveways + Works on the Public Road Reserve	Yes	as approved
B6.3 Internal Driveways	Yes	as approved
B6.5 Off-Street Vehicle Parking Requirements	Yes	as approved.
B8.1 Construction and Demolition – Excavation and Landfill	Yes	as approved
B8.2 Construction and Demolition – Erosion and Sediment Control	Yes	as approved
C1.1 Landscaping	No	as approved.
C1.2 Safety and Security	Yes	as approved.
C1.3 View Sharing	Yes	as approved.
C1.4 Solar Access	Yes	as approved
C1.5 Visual Privacy	Yes	as approved.
C1.6 Acoustic Privacy	Yes	as approved.
C1.7 Private Open Space	Yes	as approved.
C1.9 Adaptable Housing and Accessibility	Yes	as approved.
C1.12 Waste + Recycling	Yes	as approved.



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C1.23 Eaves	Yes	as approved.
D9.1 Character as viewed from a public place	Yes	as approved
D9.2 Scenic protection	Yes	as approved
D9.3 Building Colours, Materials and Construction	Yes	the change in material comply with Council's control
D9.6 Front Building Line	Yes	as approved.
D9.7 Side and rear building line	Yes	as approved
D9.9 Building Envelope	Yes northern flank	as approved
	No southern flank	as approved
D9.10 Landscaped Area – General	No	the modification increases the landscaping from 39% to 44%, which improves the approved landscaping total.
D9.16 Character of the Public Domain	Yes	as approved



### Section 05: Conclusion

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The proposed modification is for amendments to development consent DA2019/1099.

It is our view that the proposed modification:

1. Is substantially the same development as the development for which the consent was originally granted under consent DA2019/1099;
2. Improves the amenity for our client at pool level whilst not impacting neighbours or the public;
3. Increases landscaped area on the site;
4. Does not compromise the policy compliance of the approved scheme.

We trust Northern Beaches Council will endorse the proposed modification + we look forward to receiving a modified consent in the near future.