

Application to Modify Development Consent

Lot 4 DP 211930, 9 Chester Place, NARRAWEENA NSW 2099

This application seeks to modify Development Consent DA2021/2291, approved by Northern Beaches Council on 13th January 2022.

1 Summary of modification

- Retain the existing garage in lieu of a new garage in the same location
- Delete the lift.

2 Statement regarding proposed modification

The proposal is substantially the same as the original consent from DA2021/2291 as per Section 4.55 (1A) of the Environmental Planning and Assessment Act 1979.

The proposed modification is confined to the external works at the front of the dwelling.

The garage will be retained with a new roof that comprises a terrace and a metal roof in lieu of the approved concrete terrace and planter.

The modified terrace is setback 1.8m from the front of the approved terrace.

Deleting the lift reduces the gross floor area of the approved entry foyer from 10m² to 5m².

Retaining walls and landscaping at the front are not impacted by the proposed modifications.

CHANGES TO DEVELOPMENT STANDARDS

The only change resulting from this Application to any development standard is to increase the approved landscaped open space by 6m².

IMPACT OF PROPOSED CHANGES

The proposed modification to the approved DA will have no impact on neighbour amenity.

3 Conclusion

The proposed modification is minor in relation to the approved DA. The location of the garage, terrace and entry foyer remains unchanged.

We ask that Council support the modification of the consent.

John Greenwood + Associates Pty Ltd
9th March 2023