



17th December 2021

General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

SECTION 4.55 Modification (1a)
49 Lauderdale Ave, FAIRLIGHT

Consent No: DA 2018/0880 and Mod 2019/0378
Determination Date: 04.12.2018

Dear Sir/Madam,

This statement accompanies the Section 4.55 application for modifications to the approved Development Application for the construction of a new dwelling and secondary dwelling at 49 Lauderdale Ave, Fairlight. The proposed modifications result in minimal change to the approved building envelope and do not result in any negative amenity impacts on the public or neighbouring properties.

Summary of proposed modifications:

- Convert the previously approved secondary dwelling to a non-habitable workshop/storage area with increased side and front setbacks;
- Modifications to the car port roof into a continuous roof form
- Remove DA condition 9 - Development Contribution - Residential

Section 4.55 Test

These proposed changes are the subject of a Section 4.55 Modification as they are considered to be substantially the same development as outlined below.

Usage: No change is proposed to the usage of the development, remaining a residential usage albeit with the 1 less dwelling on the site with the proposed secondary dwelling converting to a non-habitable space ancillary to the main dwelling

Building Envelope: no change is proposed to the majority of the visible building envelope with all setbacks, heights, floor levels, roof pitches etc of the main dwelling remaining as approved. The under carport area will have increased setbacks from the street and east elevation not visible from the street, and the proposed carport changes alter heights and setbacks slightly, but maintain the existing scale to the street.

Street appearance: The proposed streetscape remains largely as approved, with some minor changes to the form of the carport roof form.

The proposed amendments to the DA consent do not change the DA consent 'essentially or materially' and the this Section 4.55 application is 'substantially the same development.'

Schedule of Amendments:

2018-050-A01 – SITE

- Modifications to the car port roof into 1 continuous roof form

2018-050-A02 – GROUND FLOOR PLAN

- Convert the previously approved secondary dwelling to a non-habitable workshop/storage area with increased side and front setbacks

GROUP ARCHITECTS

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2018-050-A03 – FIRST FLOOR PLAN

- Modifications to the car port roof into 1 continuous roof form – relocate structural columns

2018-050-A04 – ELEVATIONS

Elevation West

- Modifications to the car port roof into 1 continuous roof form

Elevation East

- Modifications to the car port roof into 1 continuous roof form
- Convert the previously approved secondary dwelling to a non-habitable workshop/storage area with increased side and front setbacks

2018-050-A05 – ELEVATIONS

Street Elevation

- Modifications to the car port roof into 1 continuous roof form

South Elevation

- No Change

2018-050-A06- SECTION 1

- Modifications to the car port roof into 1 continuous roof form
- Convert the previously approved secondary dwelling to a non-habitable workshop/storage area with increased side and front setbacks

2018-050-A07- SECTION 2

- Modifications to the car port roof into 1 continuous roof form
- Convert the previously approved secondary dwelling to a non-habitable workshop/storage area with increased side and front setbacks

Proposed changes

Conversion of Secondary Dwelling to Workshop/Storage

This proposal converts the ground floor, under carport area to a workshop/storage area rather than a secondary dwelling. The setbacks to the street and the eastern boundary are increased to 3m and 2m respectively. This alteration is not visible from the public domain and is a reduction in impact by way of reduced excavation and a decrease in intensity with no additional accommodation provided

Modification to the carport roof form

This proposal modifies the form of the proposed carport, forming one continuous roof for better weather protection and marginally increasing the setback to the street. The proposed form remains lower than the proposed house, while still highlighting the building entry.

Removal of DA Condition 9 – Development Contribution - Residential

With the proposed conversion of the approved secondary dwelling to a workshop/storage area, then the application no longer proposes an additional dwelling so this condition is no longer applicable.

CONCLUSION:

The proposed modifications are minimal in nature reducing the scale and use of the under carport structure with no impacts on neighbouring properties or the public domain.

We trust this request to vary the development application meets with your approval, and if you have any queries regarding the application please do not hesitate to contact the undersigned.

Sincerely,



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