

STATEMENT OF MODIFICATION

SECTION 4.55 (1A) MODIFICATION TO DA2024/0932
ALTERATIONS AND ADDITIONS TO A DUAL OCCUPANCY DWELLING

10 WEST STREET
BALGOWLAH NSW 2093

PREPARED FOR MR & MRS SWANN

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REV A



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1. INTRODUCTION

This report is submitted to Northern Beaches Council in support of a Section 4.55 (1A) Modification to DA2024/0932 for alterations and additions to a dual-occupancy dwelling at no. 10 West Street, Balgowlah

This statement addresses the nature of the proposed development, the characteristics of the site and the proposal within the surrounding area. It also provides an assessment of the proposed development under the provisions of the Manly Local Environmental Plan (MLEP) 2013 and Manly Development Control Plan (MDCP) 2013.

This report is to be read in conjunction with the following documents:

- Architectural Drawings prepared by *Alex Bryden Architecture*

The proposal is permissible with development consent and generally compliant with the numeric development standards contained within the applicable statutory planning regime.

The site was the subject of a recent development application to Northern Beaches Council through DA2024/0932, which was approved on 11/09/2024.

2. THE SITE & PROPERTY DESCRIPTION

The subject allotment is described as 10 West Street, Balgowlah, legally known as Strata Plan 10841. The site is zoned R2 Low Density Residential under the Manly Local Environmental Plan 2013.

The site is not identified as a heritage item, nor is it located within a heritage conservation area. The site falls from the rear boundary to the street frontage by around 3.5m, with stormwater connected to the street gutter.

The site is located on the eastern side of West Street to the north of the intersection with New Street. The site is rectangular in shape with a 15.24m frontage to West Street and a depth of 90.53m. The site has a total area of 1,379.5sqm.

The site is currently occupied by a dual occupancy (attached) – with the dwellings sharing a partition where the garage at 2/10 West Street meets the lower ground floor of 1/10 West Street. The site has existing vehicular access to West Street.

The approved Development Application DA2024/0932 includes:

Lower ground floor – Proposed Alterations

- Reconfiguration reducing the footprint of the existing garage
- New garage door
- New internal door from garage to entry foyer
- Reconfiguration to enlarge the entry foyer
- Reconfiguration of bathroom 1
- New external doorway to existing laundry
- Bedroom 1 including WIR to remain as existing, renovation to ensuite and new glazing proposed
- Bedroom 2 to remain as existing
- Reconfiguration of study to create full robe

Ground floor – Proposed Alterations

- Enclose existing balcony into sunroom
- Conversion of study and ensuite to bathroom 2 and pantry/store
- New west facing windows to bathroom 2 and laundry/butlers pantry
- Infill all existing south facing windows on the ground floor
- Reconfiguration of kitchen and dining rooms
- New stairwell proposed in revised location
- New fireplace, storage and shelving area as well as new glazing in existing living area
- New vertical screen to the south and new balustrade on existing balcony

Proposed works to roof

- New metal sheeting to roof as depicted on plans
- New gutters to connect to existing downpipes
- 5 new skylights and a new solar array



Figure 1 – site location (source: maps.google.com.au)

3. DESIGN STATEMENT AND STATUTORY PLANNING CONTROLS

The proposed modifications to the approved DA2024/0932 are minor in nature and involve the following:

- Remove two trees that are within 400mm of the northern side boundary and 2m of the dwelling

The proposal is illustrated in the attached S4.55 drawings prepared by Alex Bryden Architecture and has been designed to respect the provisions of Manly Local Environment Plan (MLEP) 2013 and Manly Residential Development Control Plan (MDCP) 2013

The proposed changes have no impact over and above the approved DA in relation to Environmental Planning and Assessment Act 1979 - Section 4.15 or Manly LEP 2013

In respect of the Manly DCP 2013, the relevant clause for the proposed modifications is:

3.3.2 Preservation of Trees or Bushland Vegetation

Objective 1) To protect and enhance the urban forest of the Northern Beaches.

Objective 2) To effectively manage the risks that come with an established urban forest through professional management of trees.

Objective 3) To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.

Objective 4) To protect and enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.

Objective 5) To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long term.

Objective 6) To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.

Comment:

The proposed removal of two trees, which are within 400mm of the side boundary and 2m of the existing dwelling is considered minor in nature and will not result in a threat to native animal threatened species populations and endangered ecological communities.

4. CONCLUSION

The proposed modifications to the approved DA2024/0932 generally meet or exceed the provisions of the Manly LEP 2013 and Manly Development Control Plan (2013), with no proposed changes to the approved works to the dwelling house. The proposal meets the stated objectives of Council's controls, as well as the suitability to the desired future streetscape.

Because of this and the reasons stated in this report, this proposal should be considered worthy of approval.