

19 Feb 2025

259 Aumuna Rd, Terrey Hills 2084
Modification under Section 4.55(2) to
Development Consent DA2022/0888 , Mod2023/0088 & Mod2024/0035

1. Summary

Land to be developed (Address)	Lot 259 DP 752017 259 Aumuna Rd, Terrey Hills 2084
Proposed Development	Alterations and additions to a dwelling house including a shed and carport
Zoning	RU4 Primary Production Small Lots
History of Development	DA2022/0888 – PAN-227509 (granted 27/07/2022) Section 4.55 Modification Mod2023/0088 Construction Certificate CC2024/0019 Section 4.55 Modification Mod2024/0035 Construction Certificate CC2024/0356
Development Permissible	Yes
Consent Authority	Northern Beaches Council

2. Introduction

DA2022/0888 approved alterations and additions to a dwelling house including a garage, shed and carport on 27 July 2022.

Mod2023/0088 approved relocation of the shed / garage, reconfiguration of the shed and removal of the carport.

Construction Certificate was granted on 22nd December 2023 and the construction commenced on 19th January 2024.

Mod2023/0035 approved adjustments to the finished floor levels & associated landscape work.

This modification application proposes minor alterations to the approved development, designed to have minimal environmental impact. The proposed changes are as follows:

- **Shed:** Modifications to the windows and a 1m forward relocation of the mezzanine level front wall over the approved concrete awning. Adjustments to the roofline above the proposed mezzanine extension are also proposed.
- **Gym & Office:** Reconfigurations of windows and doors, along with adjustments to the bathroom and external toilet layouts.

The Development Application is accompanied by:

1. Building Plans - prepared by Blue Sky Building Designs "Section 4.55_3 Windows, Shed Front Wall" Issue 1 dated 23.01.2025
2. Letter prepared by Bushfire Consultancy Australia dated 06/02/2025
3. Preliminary Geotechnical Assessment prepared by White Geotechnical Group dated 10/02/2025
4. OSSM Design Review – letter prepared by Broadcrest Engineering and Environmental consultants
5. Basix Certificate – A426499_04 dated 3.02.2025

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act (EPAA) , 1979
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan

3. Proposed Development in Detail

Key aspects of the proposed development include:

Shed:

- Lower Floor:
 - Addition of four 2000x750mm windows to enhance natural light.
 - Minor changes to the bathroom window and door configuration.
 - Addition of a fire door on the northeast elevation to improve emergency egress.
- Mezzanine Floor:
 - Adjustments to window sizes on the northeast and southwest elevations.
 - Adjustments to windows on the southeast and northwest elevations.
 - Relocation of the front (southeast) wall by 1m over the previously approved awning above the garage doors, with associated roofline modifications above the proposed extension.

Gym:

- Removal of the bin storage area and associated doors.
- Replacement of hinged doors with 1800x2400mm sliding doors and addition of a window on the elevation facing the house.
- Replacement of doors on the eastern elevation with a smaller window. Adjustments to the bathroom and toilet layouts.

Office and Conference Room:

- Adjustments to the window on the west elevation.
- Addition of skylights.

Visual representation of changes around the Shed Front Façade:



As approved under DA2022/0888



Proposed under current modification.

4. Compliance Assessment

The proposed modification has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated regulations. The modification request pertains to Section 4.55 (2), being modification involving minimal environmental impact.

4.1. Warringah Local Environmental Plan 2011 (WLEP)

Part 2 - Land Use Table

The property is zoned RU4 and is permitted with the consent.

Part 4.3 - Height of the building.

The proposed modification maintains compliance with the development standard.

4.2. Bushfire Prone Land

The site is within a bushfire prone area and subject to the provisions of the Rural Fires Act 1997. The proposed is accompanied and supported by a letter prepared by Bushfire Consultancy Australia dated 6/02/2025

4.3. Warringah Development Control Plan

B1 – Wall Heights

Shed – no changes to the wall height are proposed.

Garage & Gym– no changes to the wall height are proposed.

B5 Side Boundary Setbacks

No changes to the setbacks are proposed.

B6 Front Boundary Setbacks

No changes to the front boundary setbacks are proposed.

B9 Rear Boundary Setbacks

No changes to the rear boundary setbacks are proposed.

D1 – Landscaped Open Space

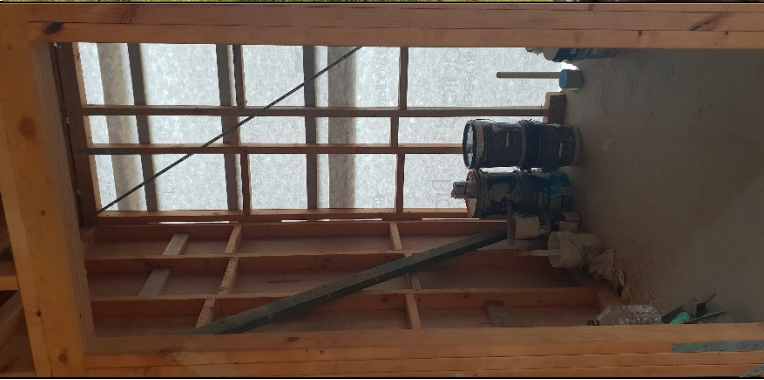
No changes to the landscaped area are proposed.

E10 – Landslip Risk

The application is accompanied by a letter from the geotechnical engineer.

5. Clarification if works have Commenced/been Completed

Construction under approved Construction Certificate CC2024/0356 is underway. However, no work has been initiated with respect to the proposed modification. Below is the photographic evidence of some items.

Mezzanine above the existing garage	
Shed – front façade (steel frames only)	
Bathroom in the proposed gym	

6. Conclusions

The proposed modifications to Development Consent DA2022/0888 , Mod2023/0088 & Mon2024/0035 for Lot 259 Aumuna Rd, Terrey Hills represent appropriate changes within the scope of Section 4.55(2).

The modified development is substantially the same as the originally granted consent. The assessment concludes that the proposed modifications are satisfactory.

Given that construction is already underway, we kindly request the council to streamline the assessment process to prevent delays in construction.