

**NSLPP MEETING HELD ON 04/06/2025****Attachments:**

1. Site Plan
2. Architectural Plans

ADDRESS/WARD: 44 Ellalong Road, Cremorne**APPLICATION NO:** DA 142/22/7**PROPOSAL:** Section 4.55(2) modification to approved development including alterations and additions and amendments to conditions**PLANS REF:**

Plan No.	Description	Prepared by	Dated
S4.55 Sheet 1	Proposed Site Plan	Corona Projects	Sep 2024
S4.55 Sheet 2	Existing/Proposed Demolition Lower Ground Floor Plan	Corona Projects	Sep 2024
S4.55 Sheet 3	Existing/Proposed Demolition Ground Floor Plan	Corona Projects	Sep 2024
S4.55 Sheet 4	Existing/Proposed Demolition Roof Plan	Corona Projects	Sep 2024
S4.55 Sheet 5	Proposed Lower Ground Floor Plan	Corona Projects	Sep 2024
S4.55 Sheet 6	Proposed Ground Floor Plan	Corona Projects	Sep 2024
S4.55 Sheet 7	Proposed First Floor Plan	Corona Projects	Sep 2024
S4.55 Sheet 8	North-east Elevation	Corona Projects	Sep 2024
S4.55 Sheet 9	South-west Elevation	Corona Projects	Sep 2024
S4.55 Sheet 10	South-east Elevation	Corona Projects	Sep 2024
S4.55 Sheet 11	South-east Elevation (Fencing)	Corona Projects	Sep 2024
S4.55 Sheet 12	North-west Elevation	Corona Projects	Sep 2024
S4.55 Sheet 13	Section A - A	Corona Projects	Sep 2024
S4.55 Sheet 14	Section B - B	Corona Projects	Sep 2024
S4.55 Sheet 15	Area Calculations/Sample Board	Corona Projects	Sep 2024

OWNER: Christopher Johnston Milne**APPLICANT:** Corona Projects Pty Ltd**AUTHOR:** Robin Tse, Senior Assessment Officer**DATE OF REPORT:** 19 May 2025**DATE LODGED:** 18 February 2025**RECOMMENDATION:** Modifications to Condition AA1

EXECUTIVE SUMMARY

This S4.55(2) application seeks consent for modifications to DA 142/22 for the deletion of deferred commencement condition AA1 for the alterations and additions to an existing detached dwelling.

The application is reported to the North Sydney Local Planning Panel for determination as the application relates to modifications to the deferred commencement conditions that were previously imposed by the Local Planning Panel in the original deferred commencement consent in accordance with the Minister directions.

The proposal, as modified by condition, is considered to be generally consistent with the originally approved development application and s.4.55 of the *EP & A Act 1979*.

The proposed design modifications required under the amended condition AA1 would result in a development which is substantially the same development as originally approved in the deferred commencement consent.

Consideration has been given to the applicant's submission/justifications and nearby single dwelling developments on land zoned C4 (Environmental Living).

The recommended design modifications would be consistent with the original determination in reducing in bulk of scale of the development with an improved level of compliance with site coverage requirements.

The recommended design modifications would maintain the level of compliance with the LEP maximum building height development standard as previously determined and would not cause additional adverse amenity impacts for the neighbouring properties.

It is recommended that the subject Section 4.55(2) application be approved with modifications the deferred commencement condition AA1.

Properties Notified

DESCRIPTION OF PROPOSAL

The subject Section 4.55(2) application seeks to modify deferred commencement consent (**DA142/22**) for the construction of a part two/three storey detached dwelling, a carport and a swimming pool at No.44 Ellalong Road, Cremorne.

The proposed modifications are summarised as follows:

- (a) To delete **Deferred Commencement Condition AA1**:

Design Amendments – Carport and First Floor Bedrooms

AA1 Within three (3) years of the date of this consent, plans are to be submitted to Council for the approval of the Manager, Development Services, to make the following amendments to the proposed development:

- The first floor bedroom 2 must be reduced to delete the northern hipped roof and to align the northeastern (side) wall of the first floor with the adjacent landing wall and a reconfiguration of the upper floor area to provide three (3) bedrooms.*
- The carport structure must be redesigned to be independent of the dwelling with its own roof structure and may include a covered walkway.*

(Reason: To reduce the bulk and scale of the roof and a more appropriate presentation to the streetscape and adjoining property)

- (b) To amend **Condition A1** to incorporate architectural plans that reflect the proposed modified design as shown on the submitted drawings.

The applicant provided the reasons in the submitted Statement of Environmental Effects (SEE) that support the proposed modifications and is summarised below:

- The required design modifications do not effectively improve the bulk of the development and instead imposes limitations that restrict the intended functionality, symmetry, and architectural integrity of the approved design.
- The required design modifications do not meaningfully reduce the visual bulk of the development from the street or adjoining properties.
- Visibility of the subject dwelling is minimised due to the site location on the lower side of the street.
- The proposed northern hipped roof in its original design, provides a balanced, symmetrical front façade consistent with the architectural character of neighbouring dwellings, such as 74 and 72 Ellalong Road and maintains a scale compatible with surrounding structures.
- Some nearby developments, such as the neighbouring three storey dwelling at 42 Ellalong Road, contributing considerable bulk to the streetscape.
- A detached carport is unnecessary as it integrates with the design of the main dwelling and would need to retain the height as originally proposed to avoid obstruction to the sitting room's window and the elevated front door, and therefore no improvement in bulk or scale reduction.
- The required design modifications would not provide improvement to the amenity of adjoining properties in terms of privacy and overshadowing nor streetscape character.

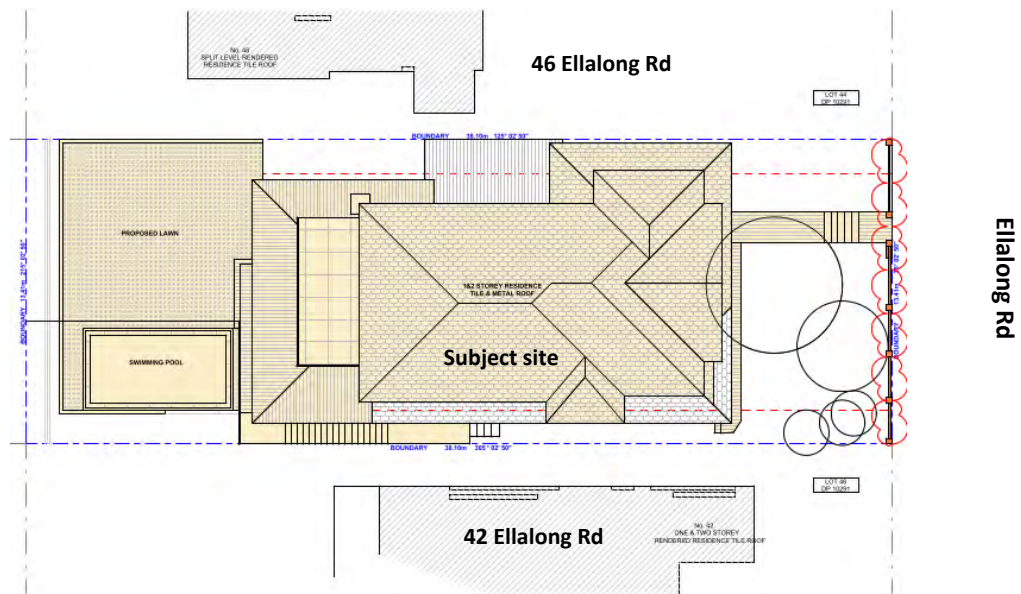
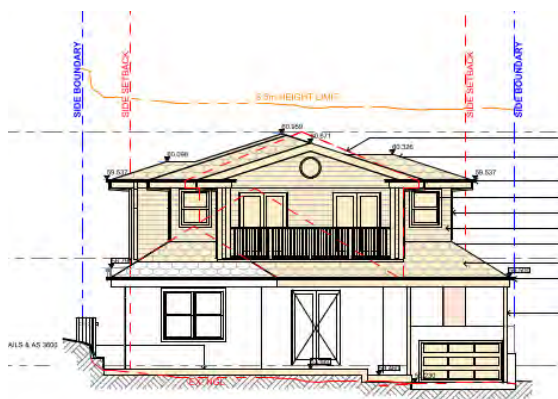
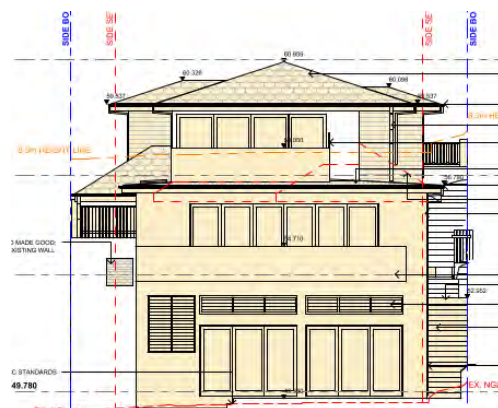


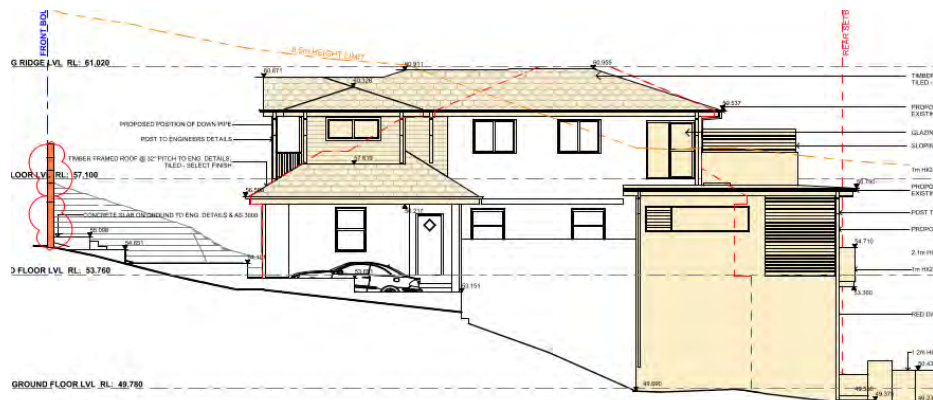
Figure 1: Site Plan



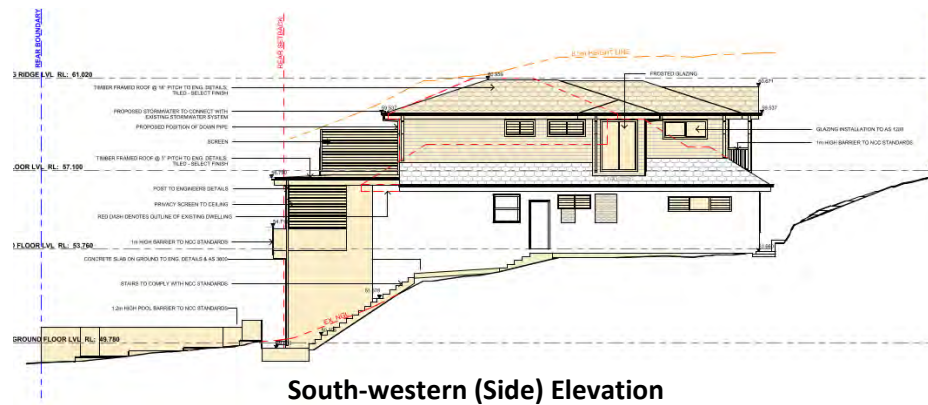
Front (Ellalong Road) Elevation



Rear (North-western) Elevation



North-eastern (Side) Elevation



Figures 2 – 5: Elevations

STATUTORY CONTROLS

North Sydney Local Environmental Plan 2013

- North Sydney LEP 2013
- Zoning – C4 (Environmental Living)
- Item of Heritage – No
- In Vicinity of Item of Heritage – No
- Conservation Area – No
- FSBL - No

Environmental Planning and Assessment Act 1979

SEPP (Resilience and Hazards) 2021

SEPP (Biodiversity and Conservations) 2021

SEPP (Sustainable Buildings) 2022

Local Development

POLICY CONTROLS

North Sydney DCP 2013

North Sydney Local Infrastructure Contribution Plan 2020

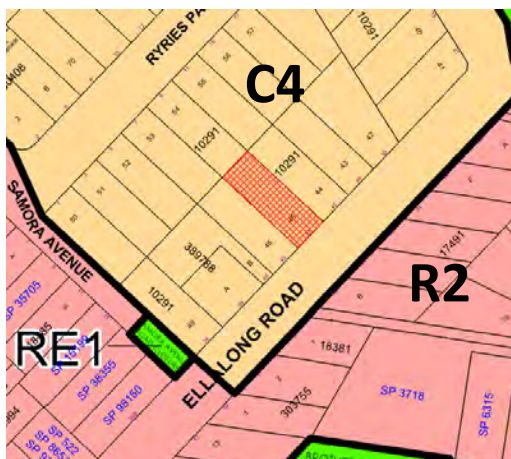


Figure 6: Zoning



Figure 7: Building Height

DESCRIPTION OF LOCALITY

The subject site identified as No. 44 Ellalong Road, Cremorne, and is legally known as Lot 45 in DP 10291. The site is a rectangular allotment, located on the north western side of Ellalong Road, and comprising a total area of 505.9m². The site comprises a 13.41m wide frontage and a maximum depth of 38.1m. The site features a steep topography – with an 8.29m fall to the rear (north-western) boundary.

The site is predominantly modified and currently occupied by a 2-storey dwelling house with an attached garage and a lower ground floor (undercroft area) below the ground floor, comprising a laundry room. The existing dwelling house and garage occupy a large portion of the land – with the remaining open areas consisting of a concrete driveway, side access passageways and external stairs, and some vegetated areas.

The site benefits from having vehicular access off Ellalong Road, via a long driveway situated along the north-eastern side of the front setback.

The immediate locality features a predominantly low density residential, suburban character comprised of multi-storey dwelling houses on generous-sized, sloping allotments, set within a steep and hilly landscape. The immediate adjoining properties are all dwelling houses as follows

- Front: 27 Ellalong Road (across Ellalong Road).
- Rear: 9 Ryries Parade.
- North-east-adjoining: 46 Ellalong Road.
- South-west-adjoining: 42 Ellalong Road.



Figure 9: Subject site (Ellalong Road Elevation)



Figure 10: Subject site and the locality

RELEVANT HISTORY

Previous Applications:

- **11 November 2014** – Development Consent (**D134/14**) was granted under delegated authority for the construction of a swimming pool at the rear of the property. However the approved works did not commence and this consent has lapsed.
- **1 February 2023** – Deferred Commencement Consent (**D142/22**) was granted by North Sydney Local Planning Panel (NSLPP) for alterations to an existing dwelling with condition AA1 requiring design modifications to the proposed carport and the first floor bedroom.

The reasons for the determination of the application are as follows:

The Panel has determined that 'Deferred Commencement' consent should be granted to address a reduction in the bulk of the building by changes to the large north-east pitched roof area over the carport and upper level first floor bedroom area. At the same time while the amended plans require a reduced upper floor level, this space can reasonably be reconfigured to accommodate three bedrooms, and include a separate carport with a link to the dwelling for protection in inclement weather.

- **27 November 2024** – Council returned 2 x Section 4.55 applications (**D142/22/2** and **D142/22/3**) due to insufficient information.
- **14 January 2025** – A 4.55(1A) application (**D142/22/4**) seeking changes to the time frame to satisfy the requirements of Condition AA1 was approved under delegated authority of Council. A twelve (12) month extension was granted and the deferred commencement conditions are required to be satisfied by 1 February 2027.

- **21 and 19 January 2025** – Council returned 2 x Section 4.55 applications (**D142/22/5** and **D142/22/6**) due to insufficient information.

Current application

- **18 February 2025** – The subject Section 4.55(2) application (**D142/22/7**) seeking modifications to approved development including alterations and additions and amendments to conditions was lodged with Council via the Planning Portal.
- **21 March to 4 April 2025** – The adjoining property owners and the Willoughby Bay Precinct was notified about the application. Council received no submissions.
- **11 April 2025** – The Assessing Officer conducted an inspection of the subject property.

REFERRAL

Referral of the application is not considered necessary because of the nature and scope of the proposed modifications relating to the design changes as required by the deferred commencement conditions and there would be no material changes to the engineering and landscaping aspects of the approved development.

SUBMISSIONS

The adjoining property owners and the Bay Precinct Committee was notified about the application between 21 March and 7 April 2025. Council received no submissions.

CONSIDERATION

Section 4.55 (2) Considerations

In addition, Council is required to assess the s4.55 application under the *EPA Act 1979* (As amended) having regard to the following matters:

- (a) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (b) *it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*
- (c) *it has notified the application in accordance with—*
 - (i) *the regulations, if the regulations so require, or*
 - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) *it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.*

Comments are provided on the above matters in section 4.55 (2) as follows:

- (a) ***it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and***

The subject application seeks various changes to design amendments as required by the deferred commencement conditions. The proposed modifications would not change the use, density and the overall building height of the development in the original DA. Furthermore, it is recommended that the deferred commencement condition be modified to address the compliance with site coverage requirements and design issues associated with a separate carport. Consequently, the proposal, as modified, is considered to be “substantially the same”.

- (b) ***it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and***

The proposal did not require any referral to another public authority.

- (c) ***Whether the application has been notified and, if so, were there any submissions***

The adjoining property owners and the Willoughby Bay Precinct Committee was notified about the application between 21 March and 7 April 2025. Council received no submissions.

Pursuant to section 4.55 (3) in the *EPA ACT 1979* (as amended) Council must also consider the matters that need to be addressed under section 4.15 (Evaluation) and the reasons for the original approval that are considered below/later in this report.

Environmental Planning and Assessment Act 1979 (as amended)
Environmental Planning and Assessment Regulation 2021

SEPP (Biodiversity & Conservation) 2021

Chapter 2 – Vegetation in Non-Rural Areas

The proposed modifications meet the objectives of the SEPP because there would be no additional clearance of vegetation or any materials impacts on bushland in the vicinity of the subject site.

Chapter 6 – Water Catchments

Having regard to Chapter 6 of the *SEPP (Biodiversity and Conservation) 2021* the proposed development is not considered to be detrimental to the Harbour and will not unduly impose upon the character of the foreshore given the site's location. The proposed modifications would not be visible from the harbour and would have no adverse affect the quantity or quality of water entering the harbour as well as the ecology of the harbour and its foreshores. The application satisfies the requirements of the Policy.

SEPP (Resilience and Hazards) 2021

- Chapter 4 Remediation of Land

Section 4.6 of the SEPP requires the consent authority to consider whether the land is contaminated, and if so whether the land is suitable for the intended use or any remediations measures required.

Council's records indicate that the site has historically been used for residential development for a long time. The subject site is not on the NSW EPA's notified contaminated site list. Therefore, the site is unlikely to be contaminated and require remediations and further consideration of the SEPP is not deemed necessary.

SEPP (Sustainable Buildings) 2022

The applicant does not seek to change BASIX requirements in the original DA.

NORTH SYDNEY LOCAL ENVIRONMENT PLAN (NSLEP 2013)

1. Permissibility

The subject site is located on land zoned C4 (Environmental Living).

The proposal does not change the use of the approved development as a detached dwelling that is a type of development permissible within a C4 (Environmental Living) zone with consent from Council.

2. Objectives of the zone

The proposed modifications are generally consistent with the relevant objectives of the zone as indicated throughout the report.

Principal Development Standards

COMPLIANCE TABLE Principal Development Standards North Sydney Local Environmental Plan 2013				
	Approved (Deferred Commencement)	Proposed	Control	Complies
Clause 4.3 – Heights of Building	10.2m (maximum)	10.2m	8.5m	No change

3. Height of Building

The proposed modifications do not change the maximum building height of the first floor addition at 10.2m as originally approved.

4. Earthworks

The proposed modifications would not involve additional earthworks.

PROPOSED DELETION OF CONDITION AA1 - CONSIDERATIONS

As indicated earlier in this report, this S4.55 application seeks the deletion of the deferred commencement condition. In particular, the applicant seeks to retain the carport and part of the first floor addition above the carport on the south-eastern corner of the main dwelling as proposed in the original DA.

It is noted that the required design modifications would be applied to the proposed carport and the part of the first floor addition above the carport on the south-eastern side of the main dwelling in order to reduce the bulk and scale of the proposed development.

Furthermore, the applicant's justifications for the deletion of the deferred commencement condition, as outlined earlier in this report and in detailed in the submitted SEE, are also noted.

The proposal is considered under the following heading:

(a) Bulk and Scale

The proposed carport and first floor bedroom addition above, as proposed in the original DA, contributes to the overall bulk and scale of the proposed development.

The design modifications as required by the deferred commencement condition would result in a reduction in the bulk and scale for the building elements on the south-eastern side of the proposed development. It is noted that the proposed front fence/gate would provide screening for the ground floor of the dwelling as seen from the street.

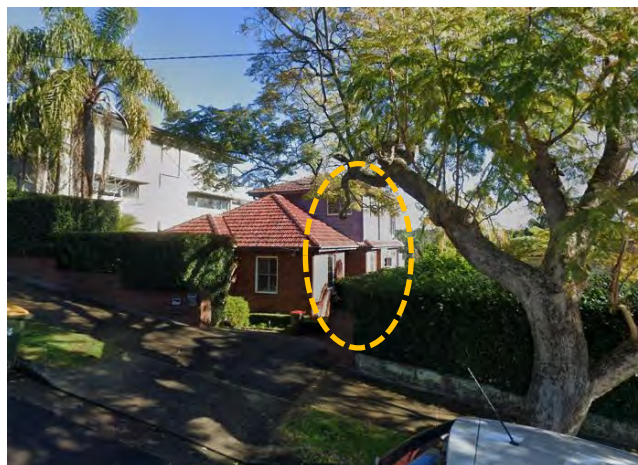


Figure 11: Subject site as seen from the street

(b) Character and Built Form/Streetscape

The design of the first floor addition and carport in the original DA, that adopts a more traditional built form featuring pitched roofs, is generally consistent and sympathetic with the design of the character of most nearby single dwellings.

In addition, there are a number of garages/carports within the front building setbacks on the same side as the subject site along Ellalong Road, therefore the design in the original DA with an integrated carport away from the street frontage is considered to be a better outcome having regard to the location of garages/carports.

It is however noted that the first floor addition contains a bedroom that extends beyond the main building line of the side elevation at the south-eastern corner with a significant opening (carport) below. This aspect of the design does not appear to be symmetrical and well resolved as illustrated in **Figure 12** below. The deferred commencement condition would address this issue with a reduction in the overall bulk and scale of the proposed dwelling.

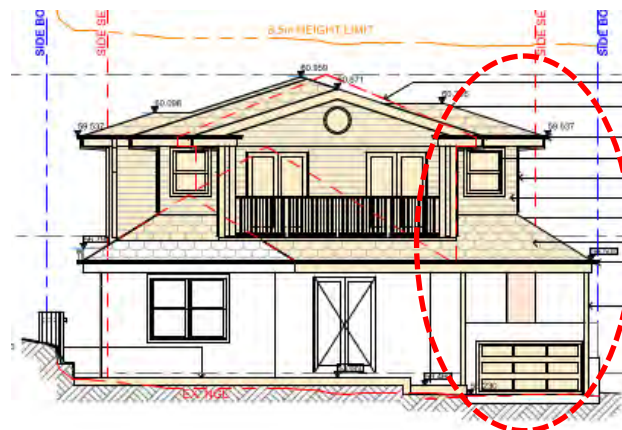


Figure 12: Front elevation (Full view from the front garden)

The proposal is generally consistent with the desired built form for the Northern Foreshores Neighbourhood in the DCP Character statement requiring low pitched roof forms and a minimum front setback of 3m.

(c) Amenity Impacts

The assessment report of original DA indicated that the proposal would have no material amenity impacts on No. 46 Ellalong Road in terms of privacy, views and overshadowing. Following a review of the current proposal, the findings of the original DA assessment are generally concurred with.

It is however noted that the deferred commencement requirement for a reduced first floor addition would provide some visual relief for No. 46 Ellalong Road in terms of increased separation of buildings between the two properties.

(d) Site coverage/Landscaped Area

The development as proposed in the original DA would have a site coverage of 48%.

The proposal does not comply with DCP's maximum site coverage requirement of 40% for the subject site.

The applicant has previously provided an analysis of site coverage for nearby properties along Ellalong Road. It is considered that the following properties, all located on land zoned C4 (Environmental Living), are more relevant in the consideration of the appropriateness of the required design modification.

Property	Area	Site coverage (%)
No. 36 Ellalong Road	580.65sqm	43.2%.
No. 38 Ellalong Road	461sqm	42.52%.
No. 40 Ellalong Road	550.1sqm	43.8%
No. 42 Ellalong Road	510sqm	45%
No. 46 Ellalong Road	515sqm	41.36%
Average		43%

As indicated in the table above, the majority of the above properties do not comply with the DCP maximum site coverage requirement with an average site coverage of 43%.

The proposed site coverage would be above the average site coverage for the nearby properties by 5%.

It is noted that assessing officer of the original DA recommended the reduction in the size of the first floor addition and the deletion of the carport to achieve a more compliant site coverage.

The deletion of the carport would reduce the site coverage by 4.5% (24sqm) and this would bring the site coverage from 48% to 43.5% and this would be consistent with the average site coverage of the nearby properties.

(e) Modified design

It is considered the design of a detached carport, as required under the deferred commencement condition with a lower roof/eave line, is likely to need further refinement to resolve the issues relating to obstructions to outlook/views from the existing ground floor windows on the side elevation and head room clearance for the main dwelling entrance. The deletion of the carport would address these issues.

(f) Internal Planning/Reconfiguration

Whilst the required reduction in first floor addition would reduce 5sqm of floor area from the first floor, there will be scope for the replanning of the first floor internal layout for the four bedrooms and two bathrooms within the remaining floor area of 96sqm (excluding the stairwell).

(g) Compliance with North Sydney DCP 2013

As indicated in the above assessment, the reduction in the size of the first floor addition and the deletion of the carport would result in an improved level of compliance with the DCP site coverage requirements. In addition, the proposed development, as modified, would be generally satisfactory having regard to the relevant requirements/provisions of the DCP.

Conclusion

It is recommended that Condition AA1 be modified as follows:

Design Amendments – Carport and First Floor Bedrooms

AA1 Within three (3) years of the date of this consent, plans are to be submitted to Council for the approval of the Manager, Development Services, to make the following amendments to the proposed development:

- The first floor bedroom 2 must be reduced to delete the northern hipped roof and to align the northeastern (side) wall of the first floor with the adjacent landing wall and a reconfiguration of the upper floor area to accommodate the proposed bedrooms/bathrooms.*
- The carport shall be deleted to improve compliance with DCP site coverage requirements.*

(Reason: To reduce the bulk and scale of the roof and to improve compliance with site coverage requirements)

LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2020

The original application has been assessed against the North Sydney Local Infrastructure Contribution Plan 2020 and is subject to payment of contributions towards the provision of local infrastructure. Condition C24 has been imposed requiring the payment of Section 7.12 Contributions. This application does not involve changes to this condition.

HOUSING PRODUCTIVITY CONTRIBUTION

The Ministerial Order for Housing Productivity Contribution came to effect on 1 July 2024. The order applies to land that includes the Greater Sydney Region in which North Sydney Council is located. The proposal does not involve the creation of a new dwelling lot. Therefore, the application is not subject to a contribution in accordance with Clause 7 of the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023*.

Section 4.55 (3) in the EPA ACT 1979 - Consideration of the reasons given by the consent authority for the grant of the consent that is sought to be modified.

The reasons for granting the original deferred commencement consent are as follows:

The Panel has determined that 'Deferred Commencement' consent should be granted to address a reduction in the bulk of the building by changes to the large north-east pitched roof area over the carport and upper level first floor bedroom area. At the same time while the amended plans require a reduced upper floor level, this space can reasonably be reconfigured to accommodate three bedrooms, and include a separate carport with a link to the dwelling for protection in inclement weather.

Consideration has been given to the above reasons and the recommended design modifications would improve compliance with site coverage as well as the design/technical issues associated with a separate carport.

ALL LIKELY IMPACTS OF THE DEVELOPMENT

All likely impacts of the proposed modifications have been considered within the context of this report.

ENVIRONMENTAL APPRAISAL		CONSIDERED
1.	Statutory Controls	Yes
2.	Policy Controls	Yes
3.	Design in relation to existing building and natural environment	Yes
4.	Landscaping/Open Space Provision	Yes
5.	Traffic generation and Carparking provision	Yes
6.	Loading and Servicing facilities	N/A
7.	Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	Yes
8.	Site Management Issues	Yes
9.	All relevant S4.15 considerations of <i>Environmental Planning and Assessment (Amendment) Act 1979</i>	Yes

SUBMITTERS CONCERNS

The adjoining property owners and the Bay Precinct Committee was notified about the application between 21 March and 7 April 2025. Council received no submissions.

PUBLIC INTEREST

The proposal, as modified by condition, is considered to be in the public interest for the reasons stated throughout this report.

SUITABILITY OF THE SITE

The proposal would be located on land zoned C4 (Environmental Living) where detached dwellings are a permissible form of development. Consequently, the proposal, as modified by condition, is considered to be suitable for the site having regard to the merits of the proposal as described in the above report.

CONCLUSION

The proposal, as modified by condition, is considered to be generally consistent with the originally approved development application and s.4.55 of the *EP & A Act 1979*.

The proposed design modifications required under the amended condition AA1 would result in a development which is substantially the same development as originally approved in the deferred commencement consent.

Consideration has been given to the applicant's submission/justifications and nearby single dwelling developments on land zoned C4 (Environmental Living).

The recommended design modifications would be consistent with the original determination in reducing in bulk of scale of the development with an improved level of compliance with site coverage requirements.

The recommended design modifications would maintain the level of compliance with the LEP maximum building height development standard as previously determined and would not cause additional adverse amenity impacts for the neighbouring properties.

The proposal was found to be acceptable in the site circumstances and is recommended that the subject Section 4.55(2) application be approved with modifications the deferred commencement condition AA1.

RECOMMENDATION

PURSUANT TO SECTION 4.55 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

THAT the North Sydney Planning Panel exercising the functions of Council approve the modification of a deferred commencement consent **D142/22** dated 1 February 2023 in respect of a proposal for alterations and addition to an existing detached dwelling at No.44 Ellalong Road, Cremorne under the provisions of Section 4.55 of the Environmental Planning and Assessment Act only insofar as will provide for the following:

1. *To modify the condition AA1 of (D142/22) to read as follows:*

Design Amendments – Carport and First Floor Bedrooms

AA1 Within three (3) years of the date of this consent, plans are to be submitted to Council for the approval of the Manager, Development Services, to make the following amendments to the proposed development:

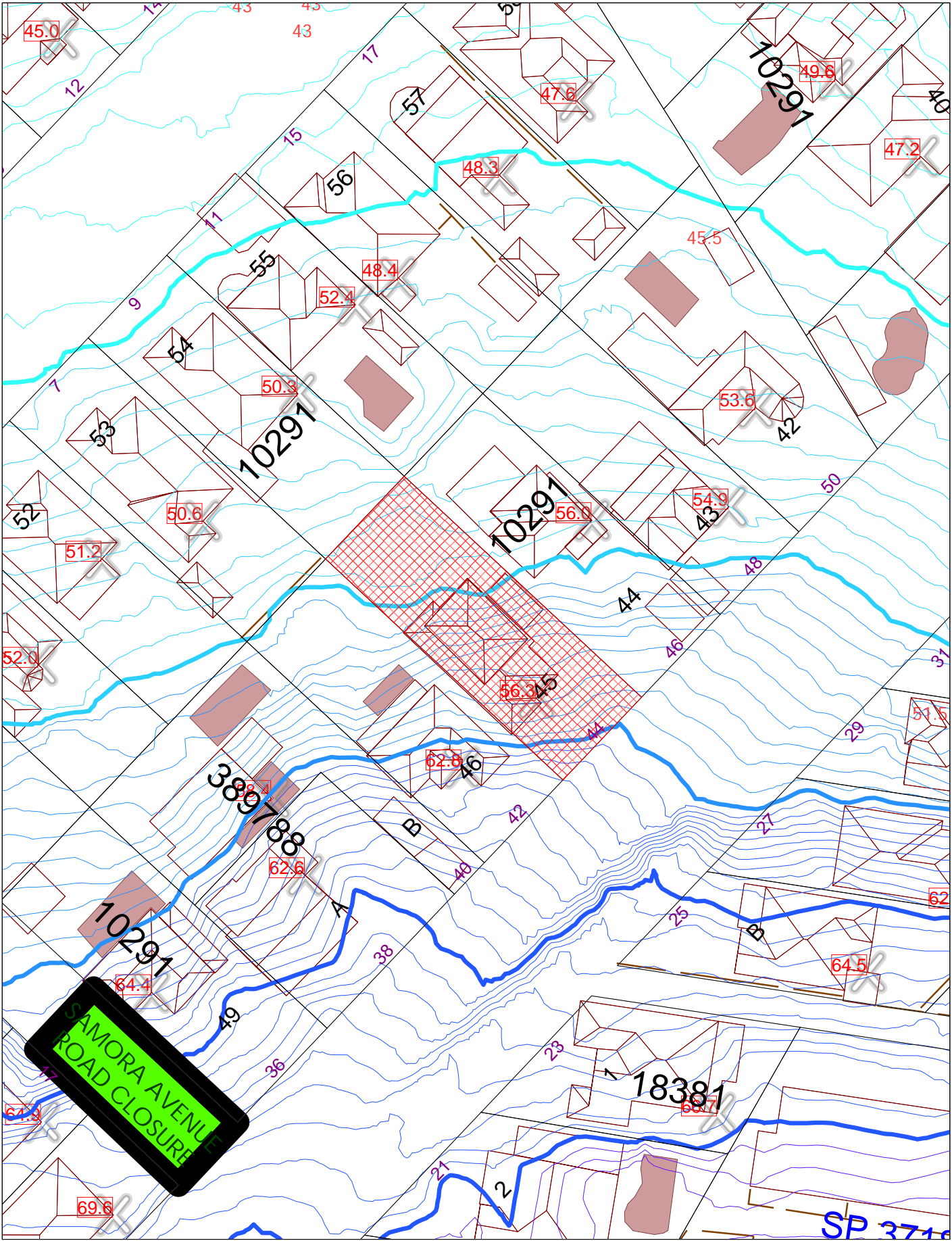
- The first floor bedroom 2 must be reduced to delete the northern hipped roof and to align the northeastern (side) wall of the first floor with the adjacent landing wall and a reconfiguration of the upper floor area to accommodate the proposed bedrooms/bathrooms.
- The carport shall be deleted to improve compliance with DCP site coverage requirements.

(Reason: To reduce the bulk and scale of the roof and to improve compliance with site coverage requirements)

Robin Tse
SENIOR ASSESSMENT OFFICER

Isobella Lucic
TEAM LEADER ASSESSMENTS

Stephen Beattie
MANAGER DEVELOPMENT SERVICES



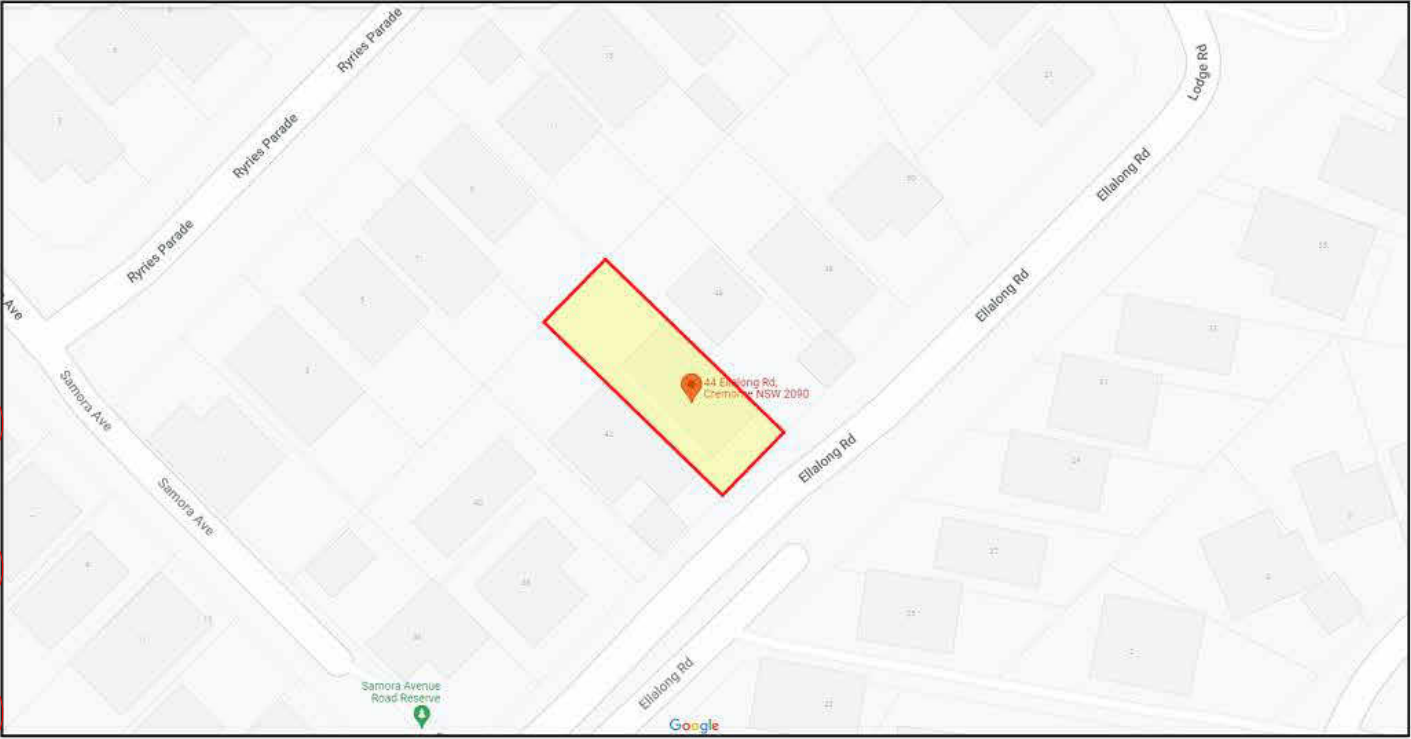
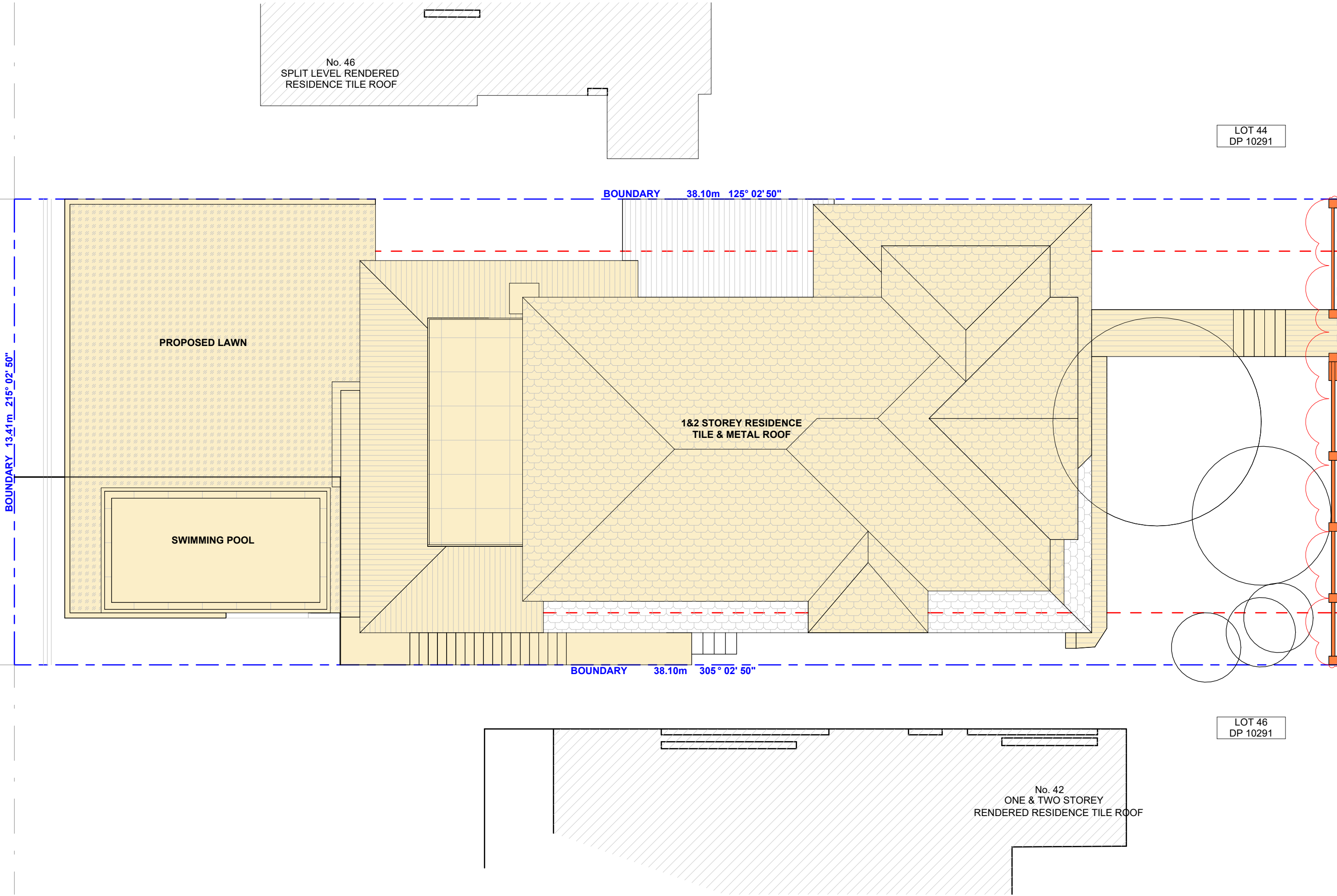
North Sydney Council

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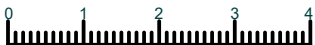
Further details can be obtained by calling (02) 9936 8100 or e-mail mapping@northsydney.nsw.gov.au.

Scale: 1:600 approx.





ITEM DETAILS		DEVELOPMENT APPLICATION			
ADDRESS		44 ELLALONG ROAD, CREMORNE 2090			
LOT & DP/SP		LOT 45 DP 10291			
COUNCIL		NORTH SYDNEY COUNCIL			
SITE AREA		505.9 m2			
FRONTAGE		13.41m			
CONTROLS		PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
		m / m2/ %	m / m2/ %	m / m2/ %	
LEP					
LAND ZONING		E4 - ENVIRONMENTAL LIVING	E4	E4	YES
MAXIMUM LOT SIZE		450 m2	505.9 m2	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT		8.5 m	10.060 m	10.060 m	NO
DCP					
SITE COVERAGE (MAX)		40 % (202.36 m2)	34.1 % (172.71 m2)	48.82% (247.006 m2)	NO
LANDSCAPED AREA (MIN)		40 % (202.36 m2)	49.46 % (250.23 m2)	39.16 % (198.114 m2)	YES
UN BUILT UPON AREA (MAX)		20 % (101.18 m2)	16 % (81.04 m2)	14.14 % (71.57 m2)	YES
PRINCIPAL PRIVATE OPEN SPACE		50 m2	0 m2	82.32 m2	YES
FRONT SETBACK		PREVAILING BUILDING LINE	UNCHANGED	UNCHANGED	YES
REAR SETBACK		AVERAGE REAR SETBACK: 10.319 m	13.499m	10.399m	YES
SIDE SETBACKS		1.5m UP TO 7m HIGH	NE: 0m	NE: UNCHANGED	YES
			SW: 1.375m	SW: UNCHANGED	YES



AMENDMENTS

Corona projects

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PHONE: 0419 438 956
EMAIL: info@coronaprojects.com

DRAWING:
PROPOSED SITE PLAN

SCALE:
1:100 @ A2

PROJECT:
S4.55

ADDRESS:
44 ELLALONG ROAD,
CREMORNE

SHEET No
1

DATE:
SEP 2024

N

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, S4 CODES AND RELEVANT BY LAWS.

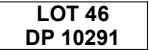
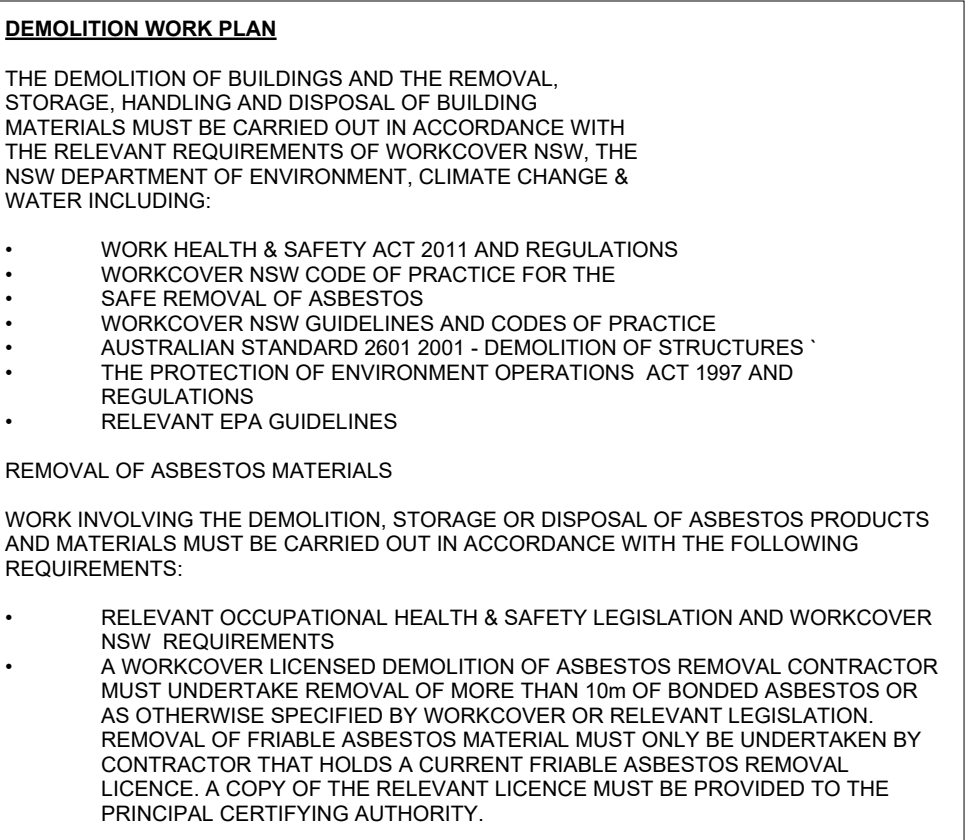
THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, S4 CODES AND RELEVANT BY LAWS PRIOR TO COMMENCEMENT OF WORK.



PREFERENCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS.

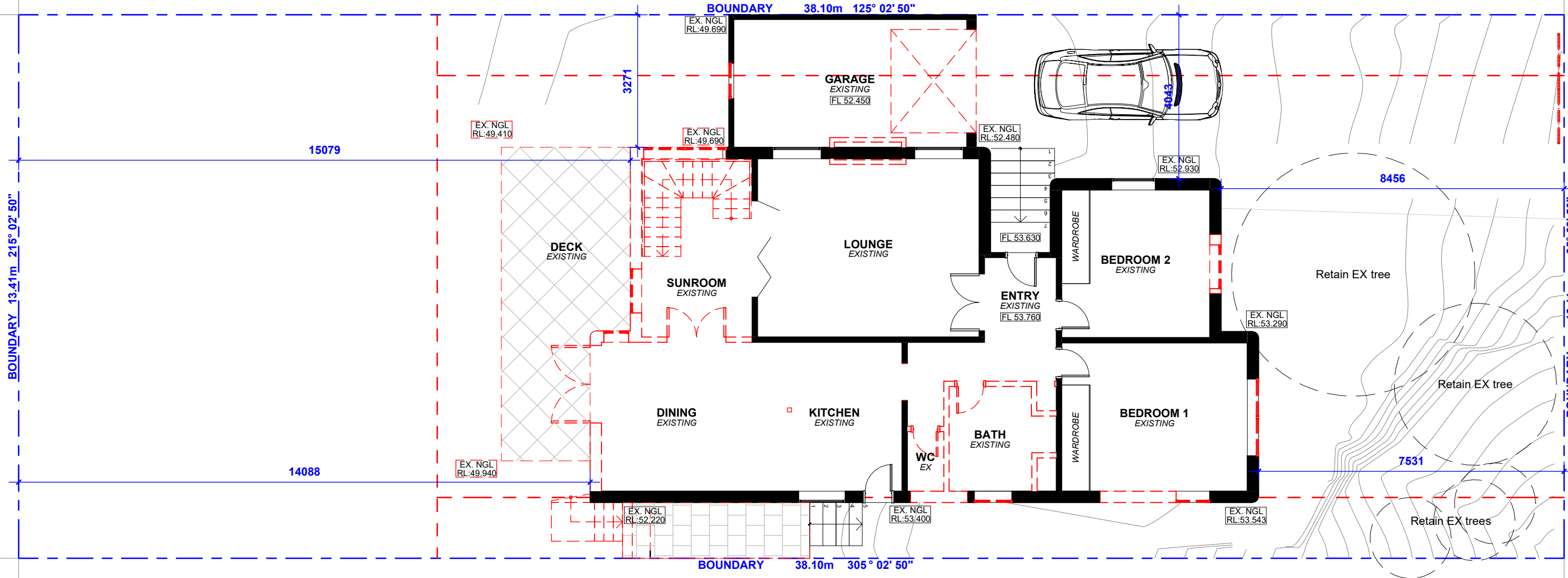
THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND SHALL REMAIN THE PROPERTY OF THE ABOVE. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.

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DESIGN INTENT ONLY - NOT FOR CONSTRUCTION.



AMENDMENTS				<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS</p> <p>THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUNDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY.</p> <p>THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p> <p>DESIGN INTENT ONLY . NOT FOR CONSTRUCTION .</p>	 <p>Corona projects</p> <p>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com</p>	<p>DRAWING: EXISTING / PROPOSED DEMOLITION LOWER GROUND FLOOR PLAN</p> <p>SCALE: 1:100 @ A3</p>	<p>PROJECT: S4.55</p> <p>ADDRESS: 44 ELLALONG ROAD, CREMORNE</p>	<p>SHEET No 2</p> <p>DATE: SEP 2024</p>	
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DEMOLITION WORK PLAN

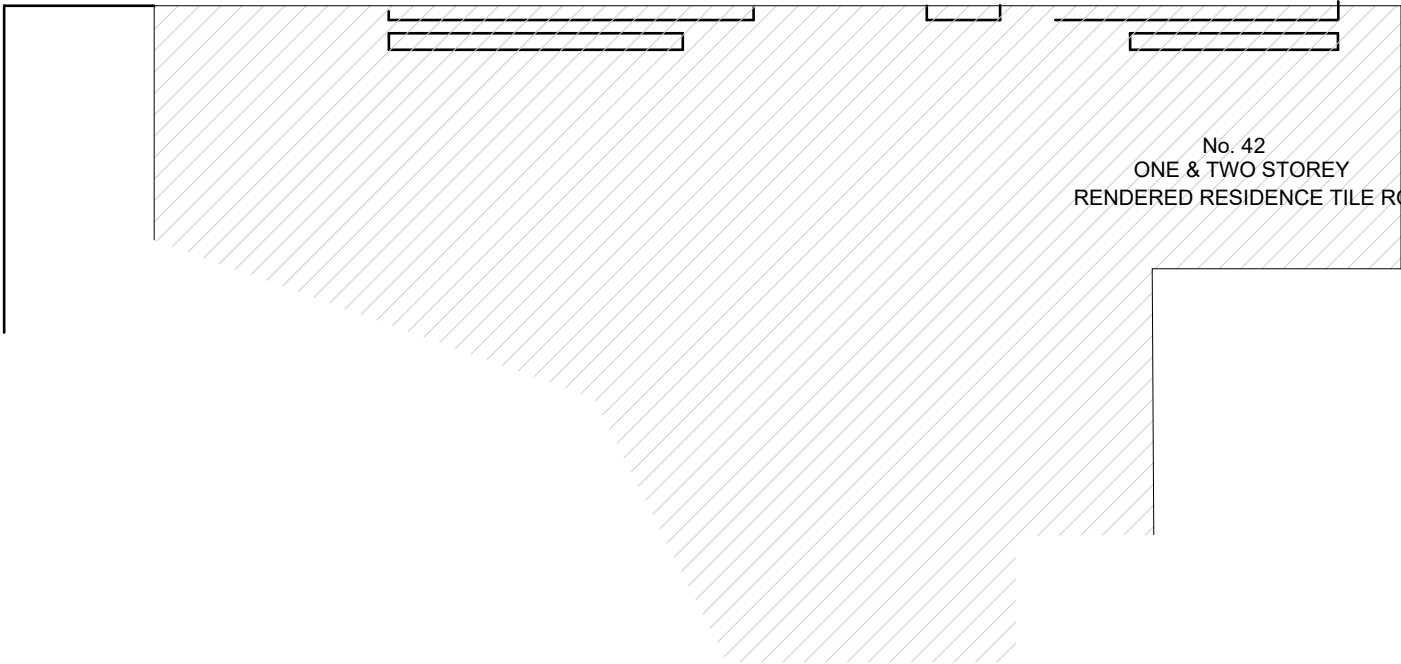
THE DEMOLITION OF BUILDINGS AND THE REMOVAL, STORAGE, HANDLING AND DISPOSAL OF BUILDING MATERIALS MUST BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF WORKCOVER NSW, THE NSW DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE & WATER INCLUDING:

- WORK HEALTH & SAFETY ACT 2011 AND REGULATIONS
- WORKCOVER NSW CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS
- WORKCOVER NSW GUIDELINES AND CODES OF PRACTICE
- AUSTRALIAN STANDARD 2601 2001 - DEMOLITION OF STRUCTURES
- THE PROTECTION OF ENVIRONMENT OPERATIONS ACT 1997 AND REGULATIONS
- RELEVANT EPA GUIDELINES


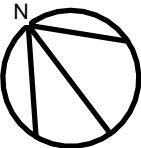
REMOVAL OF ASBESTOS MATERIALS

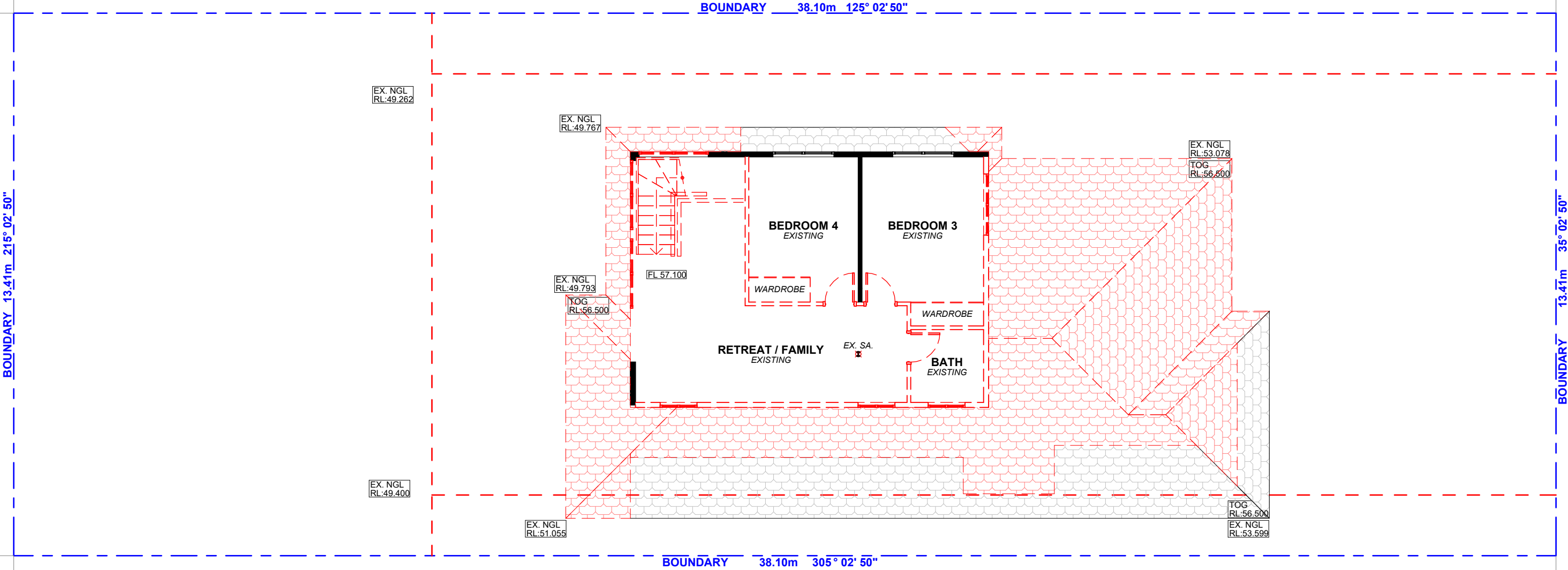
WORK INVOLVING THE DEMOLITION, STORAGE OR DISPOSAL OF ASBESTOS PRODUCTS AND MATERIALS MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- RELEVANT OCCUPATIONAL HEALTH & SAFETY LEGISLATION AND WORKCOVER NSW REQUIREMENTS
- A WORKCOVER LICENSED DEMOLITION OF ASBESTOS REMOVAL CONTRACTOR MUST UNDERTAKE REMOVAL OF MORE THAN 10m OF BONDED ASBESTOS OR AS OTHERWISE SPECIFIED BY WORKCOVER OR RELEVANT LEGISLATION. REMOVAL OF FRIABLE ASBESTOS MATERIAL MUST ONLY BE UNDERTAKEN BY CONTRACTOR THAT HOLDS A CURRENT FRIABLE ASBESTOS REMOVAL LICENCE. A COPY OF THE RELEVANT LICENCE MUST BE PROVIDED TO THE PRINCIPAL CERTIFYING AUTHORITY.



LOT 46
DP 10291

AMENDMENTS			 <div>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com</div>	DRAWING: EXISTING / PROPOSED DEMOLITION GROUND FLOOR PLANS	PROJECT: S4.55	ADDRESS: 44 ELLALONG ROAD, CREMORNE	SHEET No 3	DATE: SEP 2024	
				SCALE: 1:100 @ A3					



DEMOLITION WORK PLAN

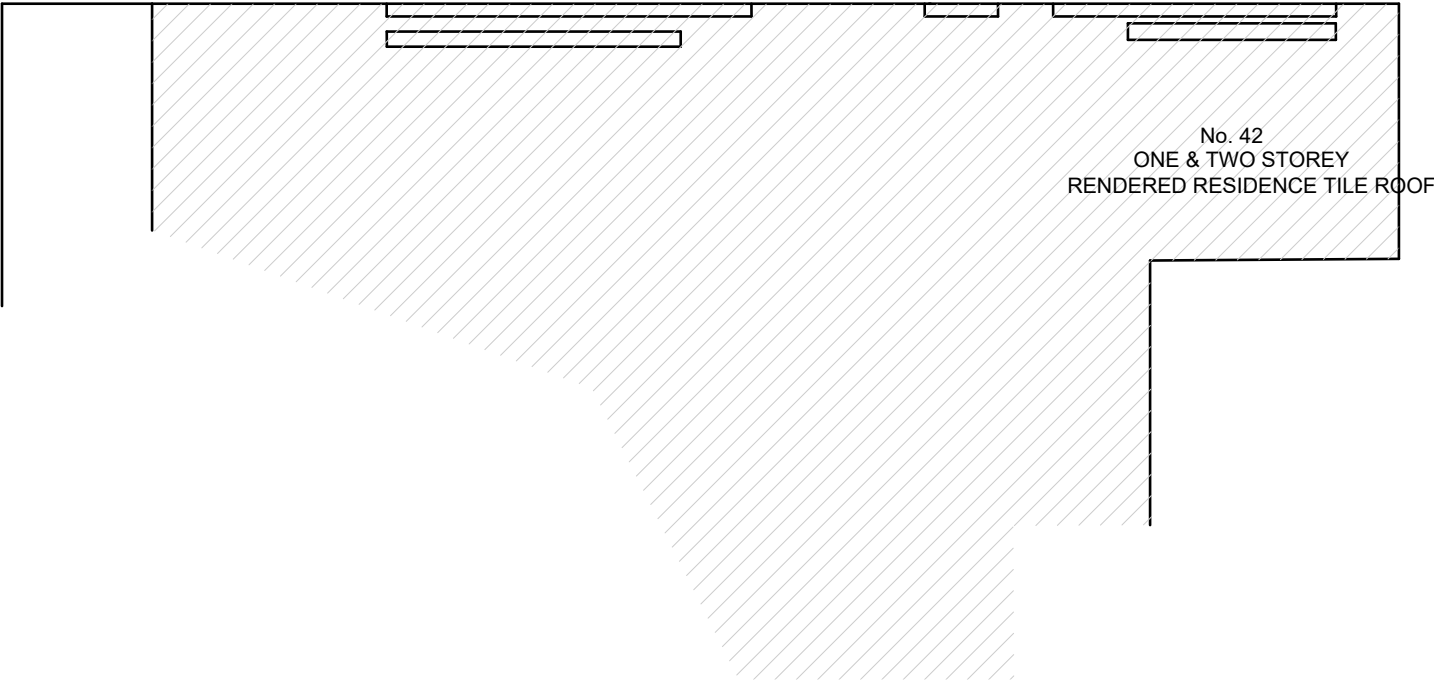
THE DEMOLITION OF BUILDINGS AND THE REMOVAL, STORAGE, HANDLING AND DISPOSAL OF BUILDING MATERIALS MUST BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS OF WORKCOVER NSW, THE NSW DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE & WATER INCLUDING:

- WORK HEALTH & SAFETY ACT 2011 AND REGULATIONS
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- WORKCOVER NSW GUIDELINES AND CODES OF PRACTICE
- AUSTRALIAN STANDARD 2601 2001 - DEMOLITION OF STRUCTURES
- THE PROTECTION OF ENVIRONMENT OPERATIONS ACT 1997 AND REGULATIONS
- RELEVANT EPA GUIDELINES

REMOVAL OF ASBESTOS MATERIALS

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LOT 46
DP 10291



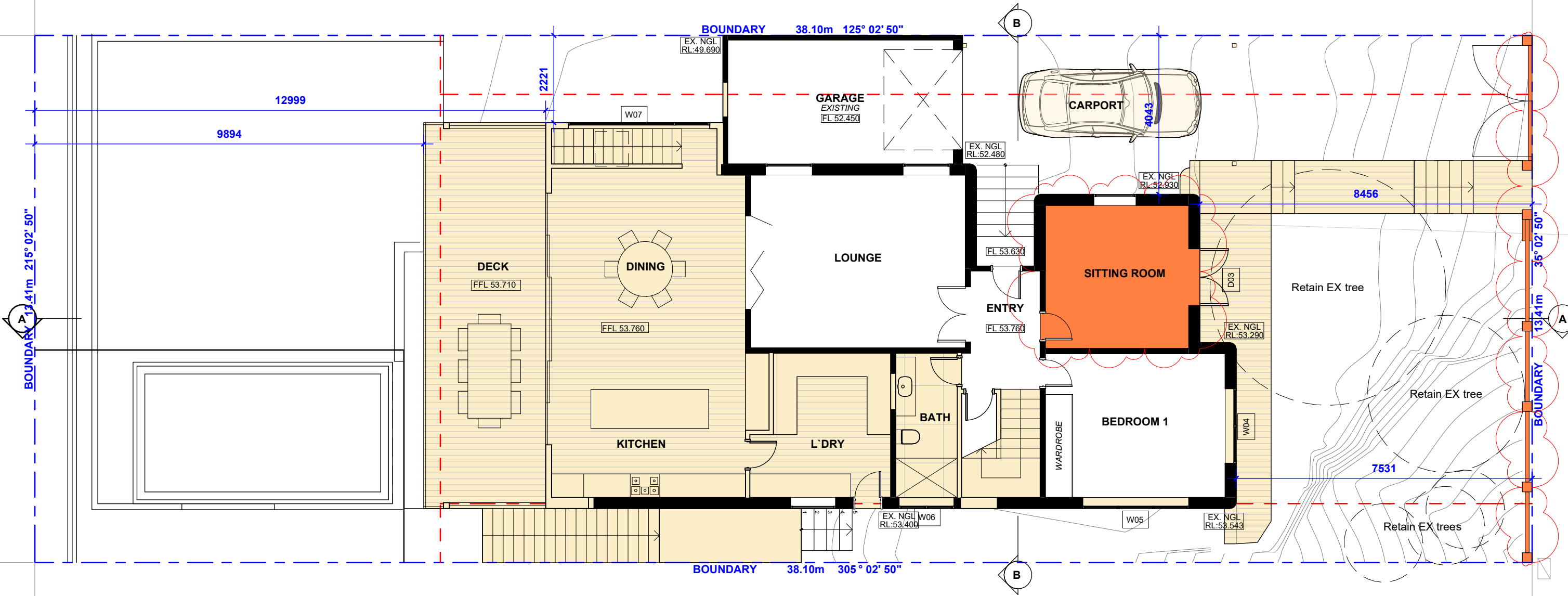
AMENDMENTS			<div><div></div><div>Corona projects</div></div> <div>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com</div>	<div>DRAWING: EXISTING / PROPOSED DEMOLITION FISRST FLOOR PLAN</div> <div>SCALE: 1:100 @ A3</div>	<div>PROJECT: S4.55</div> <div>ADDRESS: 44 ELLALONG ROAD, CREMORNE</div>	<div>SHEET No 4</div> <div>DATE: SEP 2024</div>	<div>N</div> <div></div>

LOT 44
DP 10291



No. 46
SPLIT LEVEL RENDERED
RESIDENCE TILE ROOF

LOT 44
DP 10291

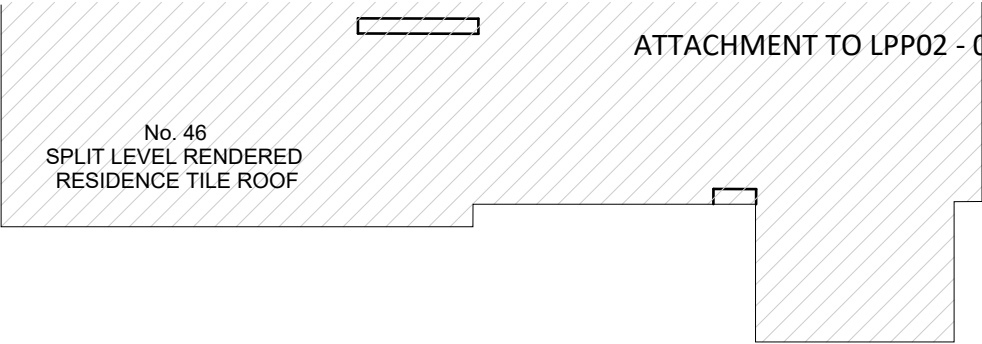


No. 42
ONE & TWO STOREY
RENDERED RESIDENCE TILE ROOF

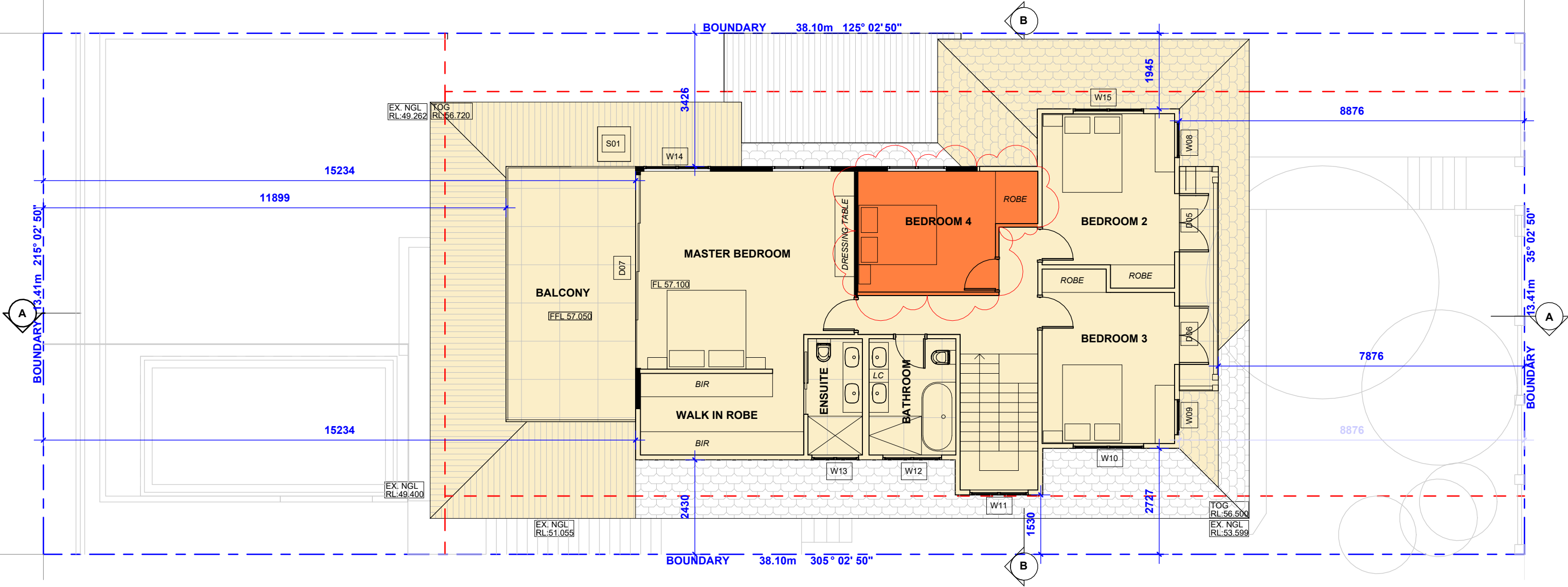


AMENDMENTS			<div><div></div><div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS</div><div>THE BUILDING /MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, IS, GROUNDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div><div>PREFERENCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS.</div><div>THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY.</div><div>THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.</div><div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOROUGH FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div><div>DESIGN INTENT ONLY . NOT FOR CONSTRUCTION .</div></div> <div><div><div></div><div>Corona projects</div></div><div><div>PO BOX 1749 BONDI JUNCTION NSW 1355</div><div>PHONE: 0419 438 956</div><div>EMAIL: info@coronaprojects.com</div></div></div> <tr><td colspan="3"></td><td><div>DRAWING:</div><div>PROPOSED GROUND FLOOR PLAN</div></td><td><div>PROJECT:</div><div>S4.55</div></td><td><div>SHEET No</div><div>6</div></td><td rowspan="2"><div><div>N</div><div></div></div></td></tr> <tr><td colspan="3"></td><td><div>SCALE:</div><div>1:100 @ A3</div></td><td><div>ADDRESS:</div><div>44 ELLALONG ROAD, CREMORNE</div></td><td><div>DATE:</div><div>SEP 2024</div></td></tr>				<div>DRAWING:</div> <div>PROPOSED GROUND FLOOR PLAN</div>	<div>PROJECT:</div> <div>S4.55</div>	<div>SHEET No</div> <div>6</div>	<div><div>N</div><div></div></div>				<div>SCALE:</div> <div>1:100 @ A3</div>	<div>ADDRESS:</div> <div>44 ELLALONG ROAD, CREMORNE</div>	<div>DATE:</div> <div>SEP 2024</div>
			<div>DRAWING:</div> <div>PROPOSED GROUND FLOOR PLAN</div>	<div>PROJECT:</div> <div>S4.55</div>	<div>SHEET No</div> <div>6</div>	<div><div>N</div><div></div></div>										
			<div>SCALE:</div> <div>1:100 @ A3</div>	<div>ADDRESS:</div> <div>44 ELLALONG ROAD, CREMORNE</div>	<div>DATE:</div> <div>SEP 2024</div>											

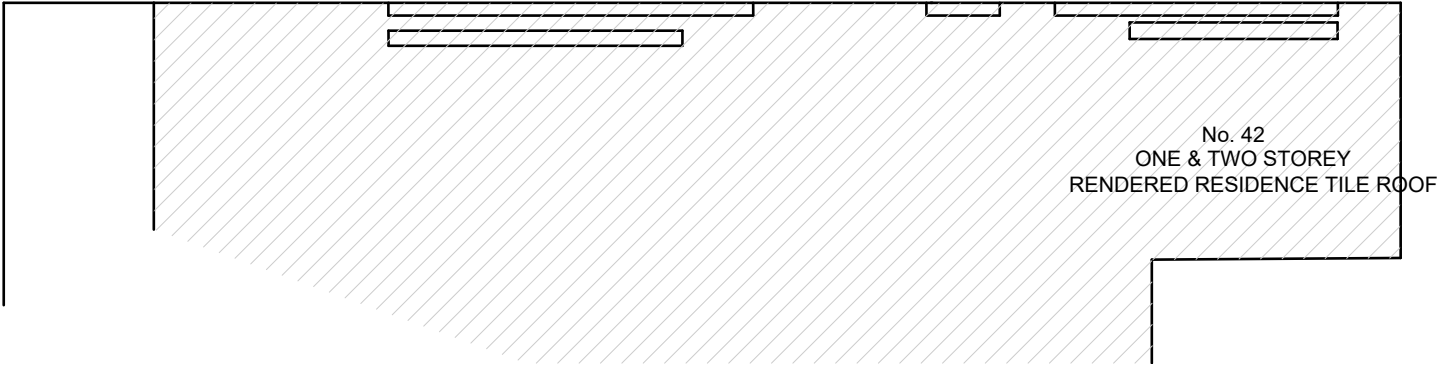
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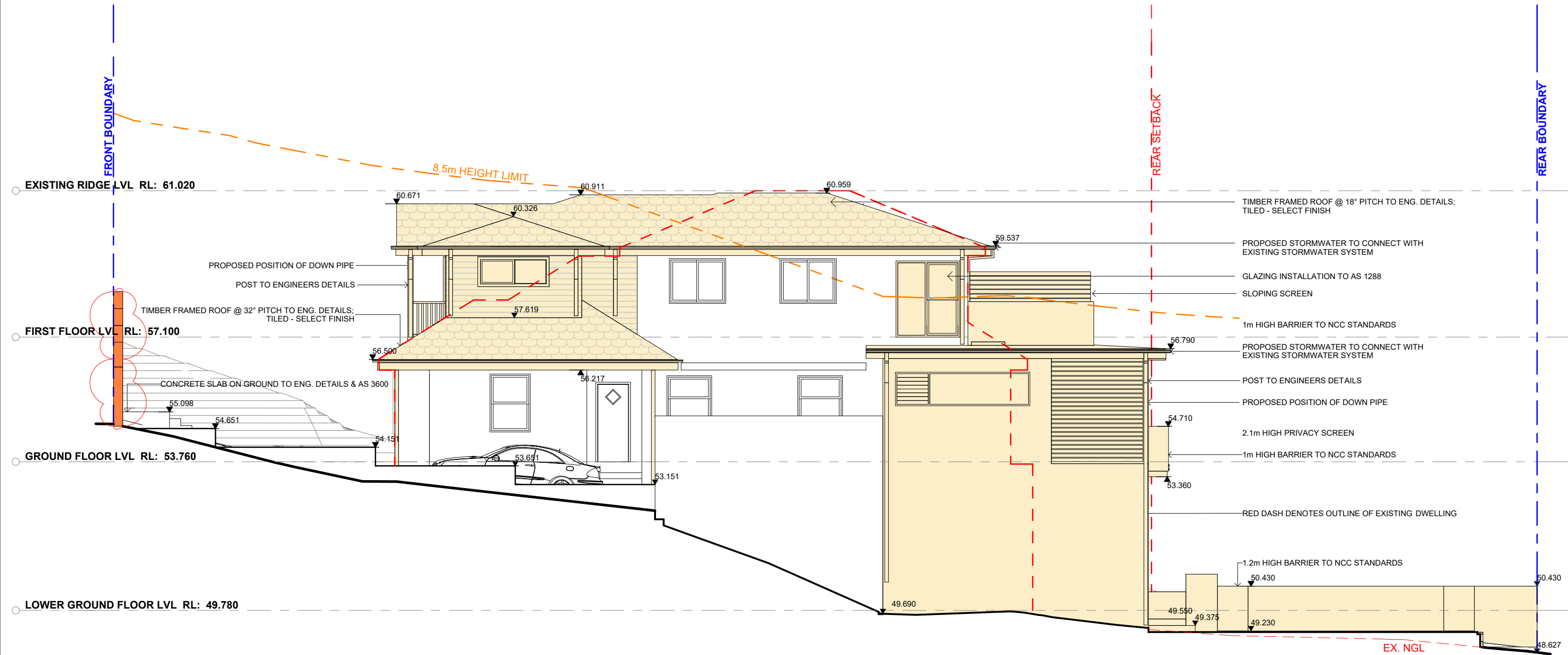
LOT 44
DP 10291



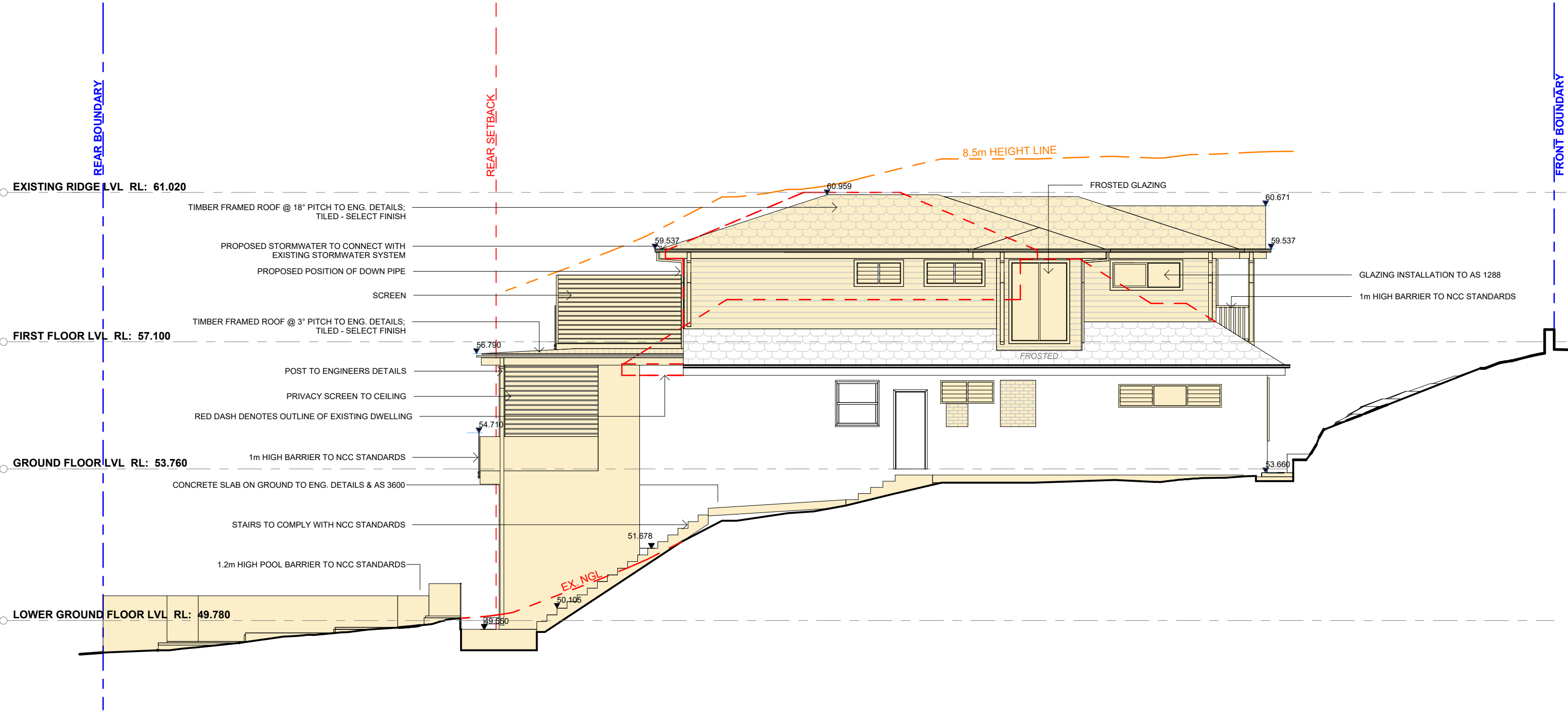
LOT 46
DP 10291




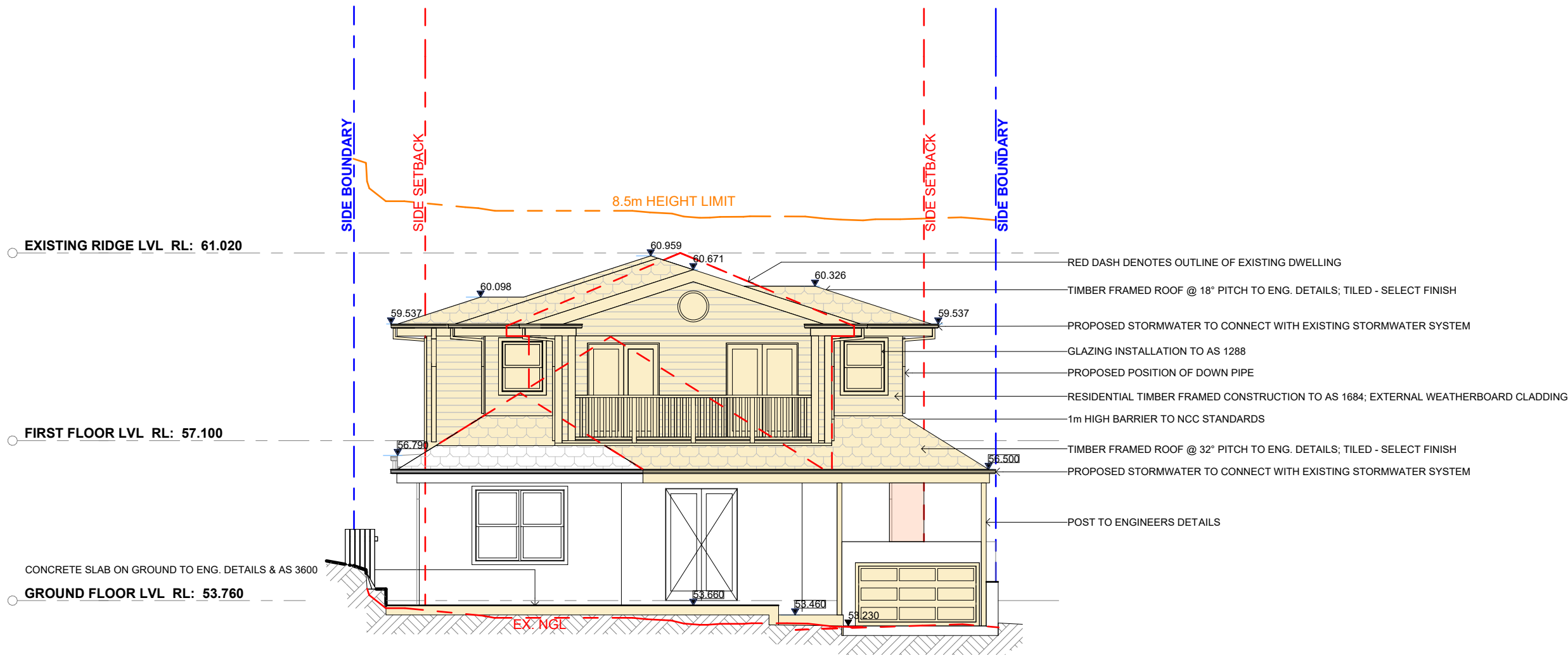
AMENDMENTS	<div><div></div><div>Corona projects</div></div> <div>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com</div>	DRAWING: PROPOSED FIRST FLOOR PLAN	PROJECT: S4.55	SHEET No 7	N
		SCALE: 1:100 @ A3	ADDRESS: 44 ELLALONG ROAD, CREMORNE	DATE: SEP 2024	




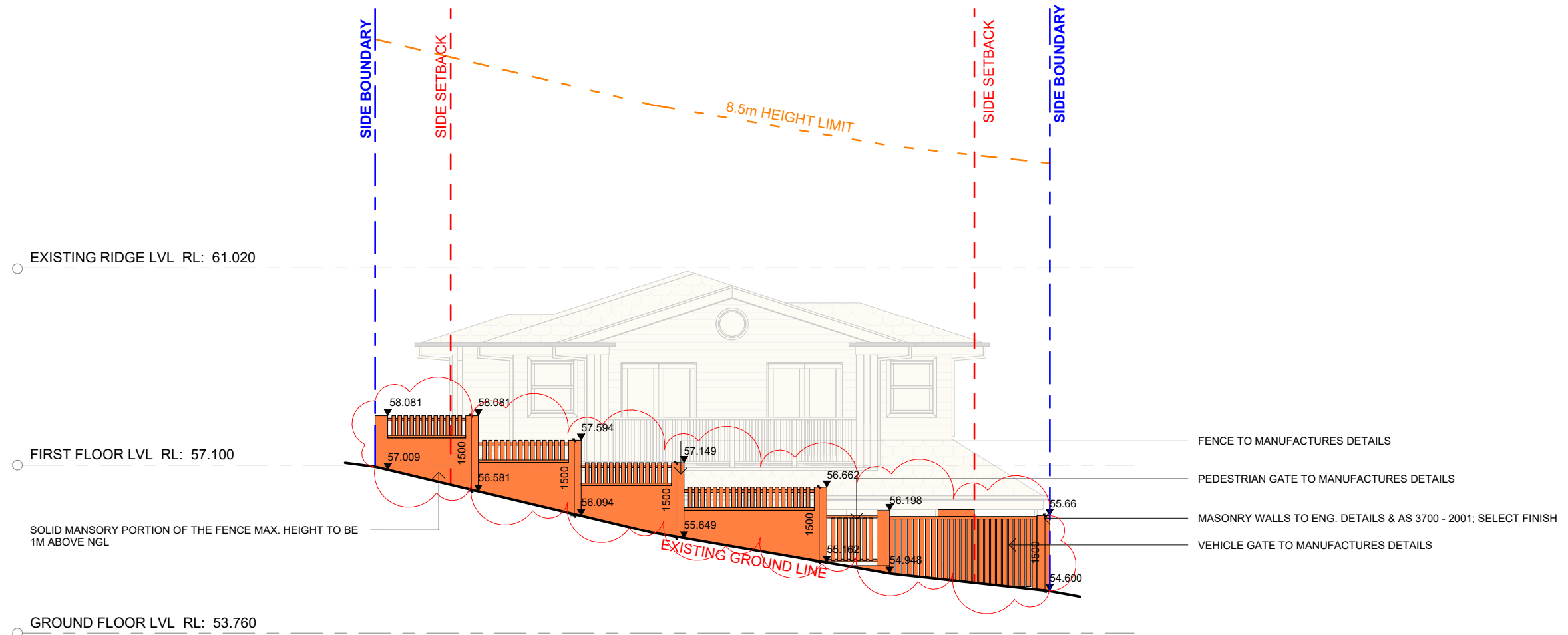
AMENDMENTS			<div><div></div><div>Corona projects</div></div> <div>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com</div>	DRAWING: NORTH-EAST ELEVATIONS	PROJECT: S4.55	SHEET No 8
						DATE: SEP 2024
				SCALE: 1:100 @ A3	ADDRESS: 44 ELLALONG ROAD, CREMORNE	




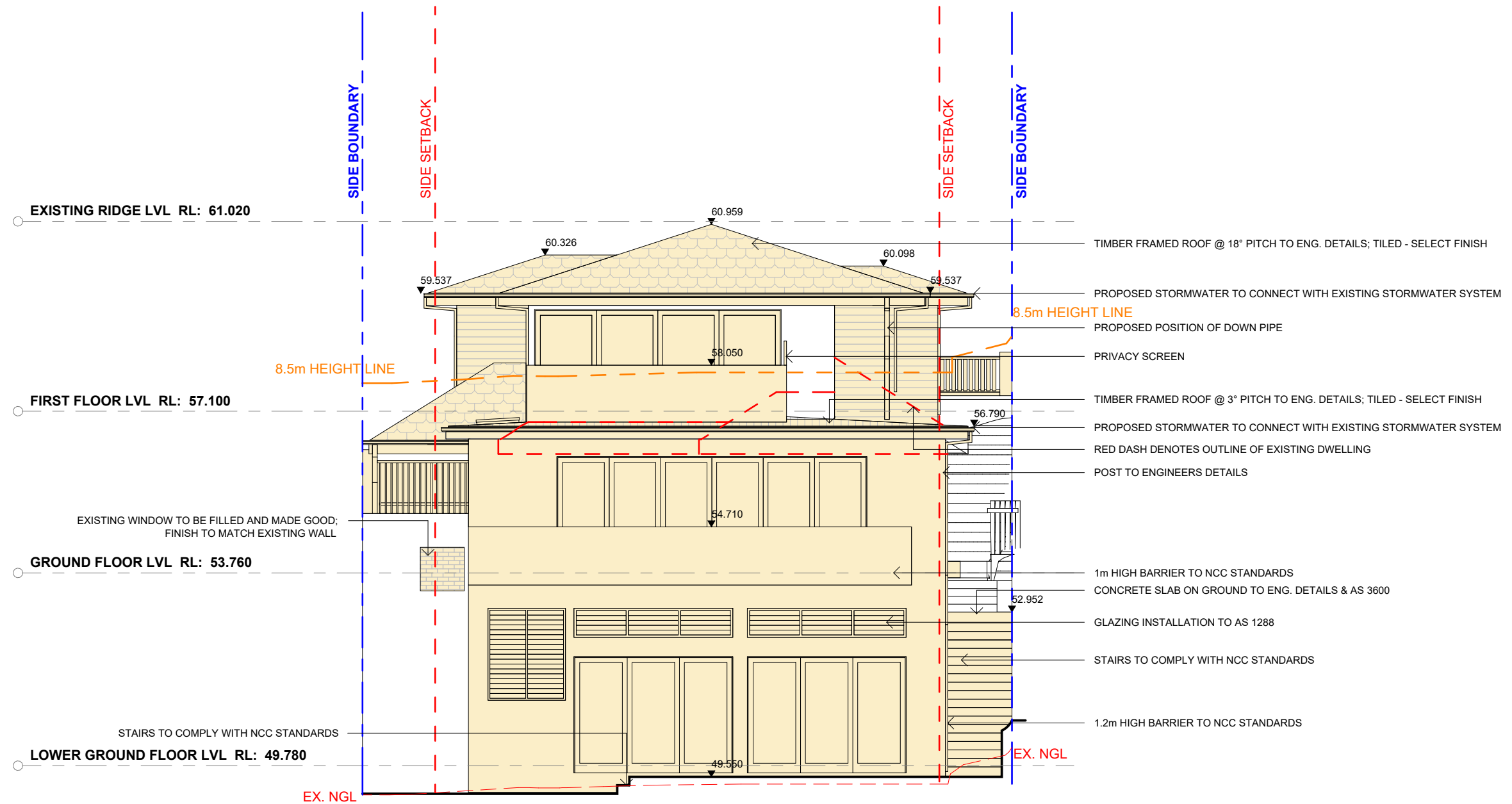
AMENDMENTS			 PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com	DRAWING: SOUTH-WEST ELEVATION		PROJECT: S4.55		SHEET No 9	
				SCALE: 1:100 @ A3		ADDRESS: 44 ELLALONG ROAD, CREMORNE		DATE: SEP 2024	




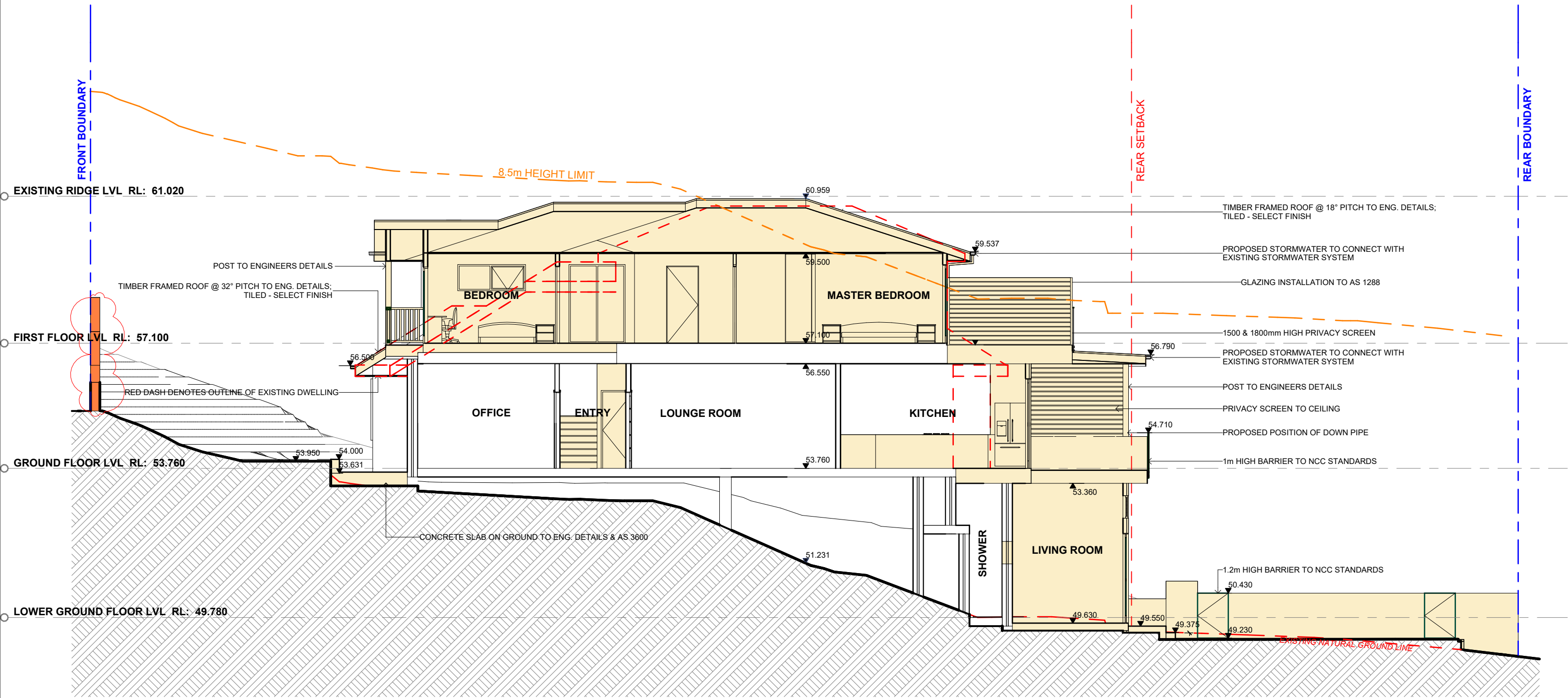
AMENDMENTS			 PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com	DRAWING: SOUTH-EAST ELEVATION	PROJECT: S4.55	SHEET No 10
				SCALE: 1:100 @ A3	ADDRESS: 44 ELLALONG ROAD, CREMORNE	DATE: SEP 2024




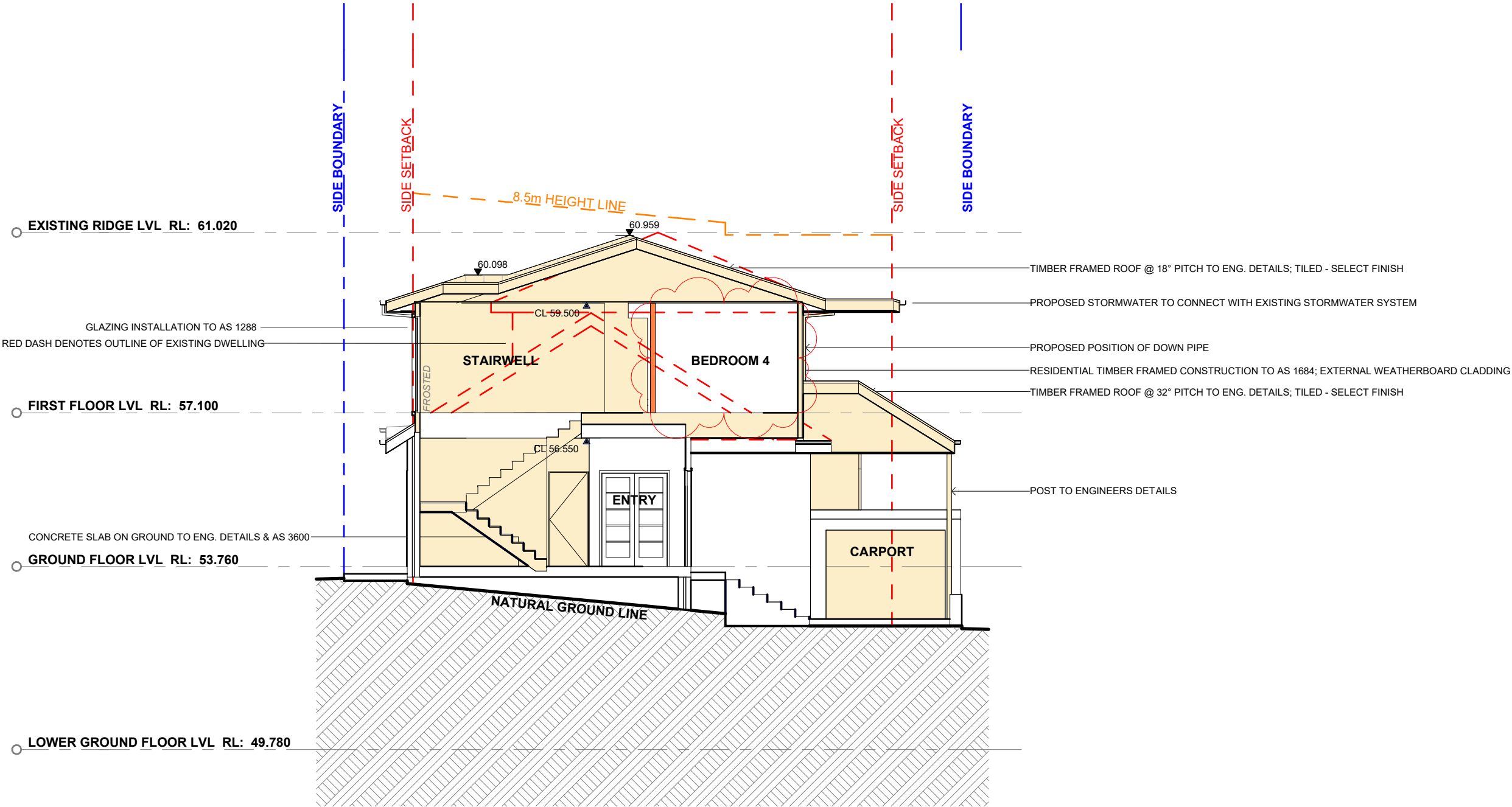
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			SCALE: 1:100 @ A3	ADDRESS: 44 ELLALONG ROAD, CREMORNE	DATE: SEP 2024




AMENDMENTS	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS.</p> <p>THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, IS, GROUNDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS.</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY.</p> <p>THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p> <p>DESIGN INTENT ONLY - NOT FOR CONSTRUCTION.</p>	 <p>Corona projects</p> <p>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com</p>	DRAWING: NORTH-WEST ELEVATION	PROJECT: \$4.55	SHEET No 12
			SCALE: 1:100 @ A3	ADDRESS: 44 ELLALONG ROAD, CREMORNE	DATE: SEP 2024



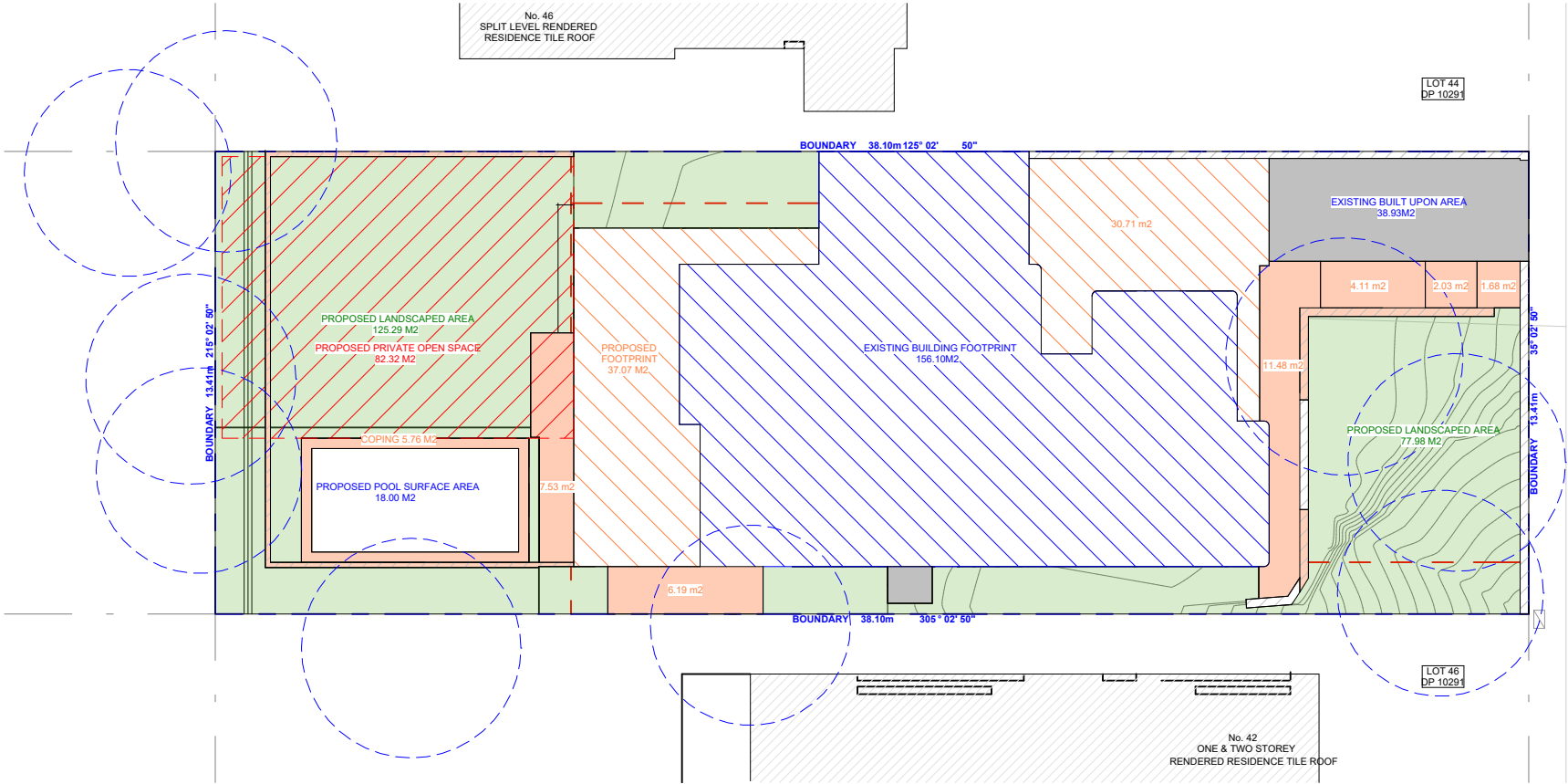
AMENDMENTS			<div><p>PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com</p></div>	DRAWING:		PROJECT:		SHEET No	
				SECTION A-A		S4.55		13	
				SCALE:		ADDRESS:		DATE:	
				1:100 @ A3		44 ELLALONG ROAD, CREMORNE		SEP 2024	



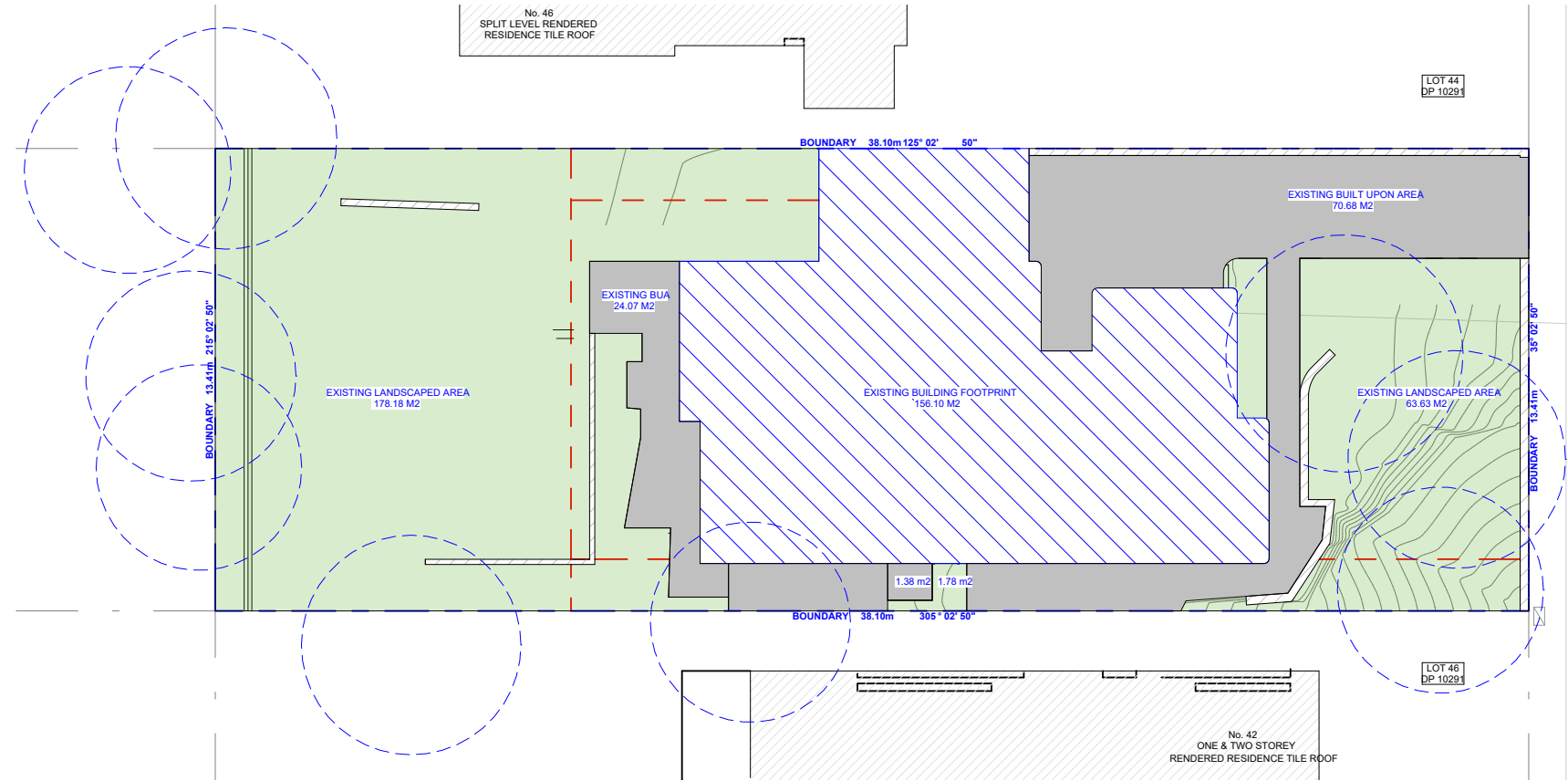
AMENDMENTS			 PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 0419 438 956 EMAIL: info@coronaprojects.com	DRAWING: SECTION B-B	PROJECT: S4.55	SHEET No 14
				SCALE: 1:100 @ A3	ADDRESS: 44 ELLALONG ROAD, CREMORNE	DATE: SEP 2024

ITEM DETAILS

LOT 45 DP 10291
SITE AREA: 505.9m



PROPOSED AREA CALCULATIONS



EXISTING AREA CALCULATIONS

	REQUIRED	EXISTING	PROPOSED
MAX. SITE COVERAGE:	40% (202.36 m2)	172.71 m2	47.81% (241.88 m2)
MIN. LANDSCAPED AREA:	40% (202.36 m2)	250.23 m2	40.17% (203.24 m2)
MAX. UN-BUILT UPON AREA:	20% (101.18 m2)	81.04 m2	14.14% (71.57m2)
PRIVATE OPEN SPACE:	50m2	0m2	82.32m2



- LEGEND:**
- DENOTES LANDSCAPED AREA
 - DENOTES EXSITING BUA
 - DENOTES PROPOSED BUA
 - DENOTES EXISTING SITE COVERAGE
 - DENOTES PROPOSED SITE COVERAGE
 - DENOTES PRIVATE OPEN SPACE



AMENDMENTS

NO.	DESCRIPTION	DATE

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Corona projects
PO BOX 1749 BONDI JUNCTION NSW 1355
PHONE: 0419 438 956
EMAIL: info@coronaprojects.com

DRAWING:
AREA CALCULATIONS / SAMPLE BOARD
SCALE:
1:100 @ A3

PROJECT:
S4.55
ADDRESS:
44 ELLALONG ROAD,
CREMORNE

SHEET No
15
DATE:
SEP 2024

