

4 December 2024

The General Manager Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Dear Council

**APPLICATION TO MODIFY DEVELOPMENT CONSENT
SECTION 4.55 (2) ENVIRONMENTAL PLANNING & ASSESSMENT ACT**

Development Application No: DA2018/0383

Date of Determination: 24 May 2018

**Premises: No. 3 Summit Avenue, Dee Why NSW
2099. Lot 19 DP 12667**

Proposed Development: Additions & Alterations to existing dwelling.

On behalf of Carl & Anna Sakellaris, owners of the property, this submission has been prepared to assist Council in the consideration of an application pursuant to Section 4.55(2) of the Environmental Planning & Assessment Act 1979 to alter the development as approved by Development Consent DA2018/0383.

The application involves minor modifications to the form of the approved development, with the amendments detailed in the revised architectural plans prepared by GS Design, Drawing No's. Mod-01 – Mod-09, Revision A dated February 2024.

BACKGROUND

An application for consent for "*Alterations & Additions to a dwelling house*" was approved by Council by Notice of Determination dated 24 May 2024 (DA2018/0383).

PROPOSED MODIFICATIONS

The application involves minor changes to the form of the approved development.

The proposed modifications are detailed in the revised architectural plans prepared by GS Design, Drawing No's. 1619 - Mod-01 – Mod-10, Revision A, dated December 2024

The proposed modifications include the following changes, which have been highlighted on the revised architectural plans:

- Window W04 deleted from East Elevation.
- Proposed New Security Gate, Pathway, North East.
- Louvred Roof deleted replaced with Metal Roof & Skylights.
- Part of the existing Front Awning removed.
- Ramp up from Store deleted. Extend Steps to rear yard across the Store.
Add additional steps from Store to rear yard.
- Extend Garage Roof 250mm to form eave overhang at Storage Area.
- Extend pathway from Laundry to Rear Yard at RL 53.50.
- Provide Metal Privacy Screen independent to existing masonry wall
to 1.8m from proposed pathway RL 53.50.
- Timber Screen to be solid brick in Outdoor Terrace, West Elevation .
- Double Swing Door to Pantry & new opening Pantry to Laundry.
- W17 to be Glass Louvre, W12 larger (1200x600)
- Existing Front Decks to be Tile Finish in Lieu of Timber
- Minor amendment to Colour Scheme
- Stone Cladding to Front Facade as shown.
- Vertical Timber Slat Garage Door - Extend Slats on Front Wall as shown.
- Planters to existing front deck - western side to match eastern side.
- First Floor Bathroom Layout amended.
- Rear yard low landscape wall to replace existing wall.

The proposed changes do not materially alter the approved bulk and scale of the development or its relationship with the adjacent properties and the surrounding streetscape.

In support of the application, the following documentation is provided to assist Council in its deliberations:

- Revised architectural plans prepared by GS Design, Drawing No's. Mod-01 – Mod-10, Revision A dated December 2024.
- BASIX Certificate No. A307857_03.

In my opinion, the Modification Application is substantially the same development as that which was approved within Consent No. DA2018/0383.

As the proposed modifications to the approved design will maintain the approved setbacks to side and front boundaries and the same bulk and scale when viewed from the Street or the neighbours, the modified proposal is reasonably considered to be substantially the same development as originally approved.

When viewed from Summit Avenue or from the neighbouring properties, the development will largely present the same visual impact and appearance to that originally approved. The revised design does not introduce any significant issues for the neighbouring properties in terms of view loss or privacy.

CONCLUSION

In terms of the quantitative extent of the changes to the originally approved development, the works which are the subject of this application are minor and do not inherently alter the nature and form of the dwelling as originally approved by Council.

The proposed modification is justified on the basis that:

- The proposed works are generally consistent with the application as initially lodged and as detailed under the original Notice of Determination dated 24 May 2018, DA2018/0383.
- The proposal is “substantially” the same development, as defined by the Environmental Planning & Assessment Act.

Council’s support of the modification to the form of the proposed development is sought in this instance.

Please contact me on 0424 428 602 should you wish to discuss these proposed amendments.

Yours faithfully,



GRANT SEGHERS

Building Designer - MBDA - 10791

GS DESIGN, ABN: 93 370 632 963