



Northern Beaches Council  
Town Planning  
1 Parks Street  
Mona Vale NSW

Date: Monday, 26 February 2018

## **Section 96 (1A) Application for DA N0331/12**

Project: Schulte House 64 Dolphin Cres Avalon Beach NSW  
Project No: 17-1008

This application seeks minor modifications to DA N0331/12 being a single story class 1 dwelling.

In Summary:

- Minor interior alterations to bedrooms and bathrooms
- Additional bedroom to front façade
- New Veranda to front bedrooms
- New internal Laundry
- Deletion of the proposed living room at rear of the dwelling (shown in orange on the site plan)
- Minor Alterations to external windows and doors
- Minor alterations to pool location and size

The Minor internal alterations include:

- Changes to en-suite layout and size to Bedroom 1
- An additional bedroom
- Deletion of proposed Living Room
- Deletion of Carers Room and en-suite replaced with Laundry

These changes represent a reduction of 29.71m<sup>2</sup> from the original DA application

Minor changes to external windows and doors include:

- Concertina doors to rear veranda
- Concertina Kitchen Window
- Door Window addition to rear veranda from bathroom
- Door Window addition to rear veranda from bedroom
- Relocating proposed en-suite window
- Sliding door sets to master bedroom to front veranda
- Sliding door sets to new bedroom to front veranda

Changes to the pool area include:

- Increasing the size from 4.5m x 3m x 1.5m Average Deep (20.25m<sup>3</sup>) to 6.5m x 3.5m x 1.0m average Deep (22 m<sup>3</sup>) in line with the Basix maximum of 22 Kilolitres
- Increasing the decked area around the pool
- Retaining walls around the pool and garden.

These alterations are primarily within the approved DA footprint as shown on the Site Plan, with the majority of the alterations being internal layout, and a reduced floor area the Section 96 does not impact neighbours amenity.