

STATEMENT OF MODIFICATION

Section 1 – Modification Application Submission Details

Property:	18 - 20 Sturdee Lane, Lovett Bay, NSW, 2105
Legal description:	Lot 1 in DP 1132852
Site area:	2,358m ²
Type of development:	Local development
Development description:	Alterations and Additions to a Dwelling House
Type of Modification:	Under Clause 4.55 (1A) of the Environmental Planning and Assessment Act 1979 as amended
Development consent:	DA2022/1527 issued 07/11/2022 Mod 2022/0726 issued on 27/01/2023
Applicant:	James de Soyres & Associates Pty Ltd (Telephone - 02 9979 1823 / Email: james@jdesa.com.au)
Owner:	Fiona Robin Loader
Our reference:	1708b

Documents comprising the development application:

1. A Modification Report, this document, prepared by James de Soyres & Associates.
2. Northern Beaches Council's Owners Consent Form for a Development Application signed and dated 31/07/23.
3. A letter of Consent of Owner for lodgement of a Section 4.55 modification issued by the Department of Planning and Environment – Crown lands and Public Spaces ref: 16/001983#02 dated 13 September 2023.
4. Letter of no objection from Transport for NSW dated 7 August 2023.
5. Letter of no objection from DPI Fisheries ref:C22/162 V1.0 dated 29 August 2023.
6. An amended BASIX certificate A404869_05 dated 13 September 2023.
7. An Addendum to the Arboricultural Impact Statement (September 2021) by Bluegum Tree Care & Consultancy dated 2 August 2023.
8. A Bushfire Assessment Report letter reviewing the proposed modifications in relation to the Bushfire Risk Assessment dated 27 August 2021 prepared by Bushfire Planning Service Pty Ltd and dated 3 August 2023.

9. A Geotechnical Assessment letter reviewing the proposed modifications in relation to the Geotechnical Site Investigation report dated August 2021 prepared by Crozier Geotechnical Consultants and dated 21 July 2023.
10. The following architectural drawings prepared by James de Soyres & Associates Pty Ltd and dated 28/07/2023

Drawing Number	Drawing Title
1708b DA-01 B	Location, Site and Site Analysis Plan
1708b DA-04 B	Shadow Diagrams
1708b DA-10 B	Proposed House Ground Floor Plan
1708b DA-12 B	Proposed House First Floor Plan
1708b DA-14 B	Proposed House Roof and Second Floor Plan
1708b DA-15 B	Proposed Roof Plan
1708b DA-20 B	North Elevation from Pittwater
1708b DA-21 B	South Elevation
1708b DA-22 B	West Elevation
1708b DA-23 B	East Elevation
1708b DA-24 B	Photomontage and Exterior Finishes Schedule
1708b DA-30 B	Section A-A
1708b DA-31 B	Section B-B
1708b DA-32 B	Section X-X

Section 2 – Proposed Modifications

The proposed modification comprises the following elements:

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|---|--------------|---|
| 1 | Ground Floor | <p>The internal ceiling level is to be raised 100mm to 2.5m. The existing structural steel elements will be replaced to allow the floor beams to be concealed in the ceiling zone.</p> <p>The heads of the doors and windows at this level will be raised to suit the new ceiling level.</p> <p>There will be minor changes to the internal partition layout.</p> |
| 2 | First Floor | <p>The existing floor structure will be replaced with a new floor set 150mm higher. There will be no change to the ceiling or roof above meaning that the room heights will be reduced to 2.55m.</p> <p>The three projecting bays on the northern elevation will be rebuilt to incorporate the new structure. Their plan layout will remain the same.</p> <p>The first floor will be extended over the rooms on the southern side and replacing the low-level roof. There will be no change to the footprint of the building. The extension will incorporate a laundry and part of ensuite 1.</p> |

		The internal walls will be rebuilt to the new floor levels with minor changes in the internal layout.
3	Second Floor	There are no proposed changes to the second floor.
4	Exterior	No changes to the exterior finishes are proposed
5	Roofs	The main roof will be extended to cover the southern extension by reducing the pitch. There will be no change to the ridge height. The skylights will be reconfigured to suit the new internal layout.
6	Pergola	The approved opening roof type pergola will be replaced with a fixed roof incorporating skylights. The location and height will remain similar.

Section 3 – Crown Lands Owner's Consent

Owners consent from Crown Lands has been given through the letter of Consent of Owner for lodgement of a Section 4.55 modification issued by the Department of Planning and Environment – Crown lands and Public Spaces ref: 16/001983#02 dated 13 September 2023. This letter forms part of this application.

Section 4 – Comment

- The proposed works are within the footprint of the existing development so there will be no change to the landscaped area and no increased incursion into the Foreshore Building Line.
- There will be no change to the number of bedrooms or potential bedrooms in the development and no change to the loading of the approved wastewater system under construction.
- The proposed roof ridge levels will be maintained.
- The proposed changes will be barely discernible from the public realm.

It is our view that the proposed modification:

- Is substantially the same development as the development for which the consent was originally granted under consent DA2022/1527, and
- Does not compromise the policy compliance of the approved scheme.
- Does not increase the height of the building

We trust Northern Beaches Council will endorse the proposed modification and we look forward to receiving a modified consent in the near future.