

MODIFICATION REPORT

Section 1 – Modification Application Submission Details

Property:	11 Bruce Street,
Legal description:	Lot 9 in DP 15762
Site area:	592.10m ²
Type of development:	Local development
Development description:	Demolition of the existing dwelling, construction of a new one with a garage, swimming pool and associated landscaping.
Type of Modification:	Under Clause 4.55 (1) of the Environmental Planning and Assessment Act 1979 as amended
Development consent:	DA2020/1289 (determined 09/02/2021) Mod2021/0522 (determined 23/08/2021)
Applicant:	James de Soyres & Associates Pty Ltd (Telephone - 02 9979 1823 / Email: james@jdesa.com.au)
Owner:	Barry Norman Edward Hastie and Cynthia Marion Handley
Our reference:	1912
Date of submission:	05 September 2023

Section 2 – Proposed Modification

This proposed modification is made under Section 4.55(1) - modifications involving minor error, misdescription or miscalculation.

On 30 August 2023 we met with Aarti Kalia, Uma Shanmugalingam and Paul Davies from Northern Beaches Council's engineering department to discuss the provision of concrete steps between the street and the front boundary of 11 Bruce Street.

Steps were originally proposed as part of the Development Application Submission DA2020/1289 but deleted under Condition 11 dot point 1 of the conditions of consent which reads:

11. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- The external access steps located within the nature strip are not approved.

In view of the steepness of the slope between the street and the front boundary of the property Council's engineers agreed that the provision of concrete steps would be desirable for pedestrian safety (see attached email from Aarti Kalai confirming Council engineers support).



Photograph of the bank between the street and front boundary of 11 Bruce Street

We request that the consent be modified to delete dot point 1 from condition 11 to allow concrete steps to be built as originally proposed. The steps would be constructed in accordance with condition 11 dot point 3 which reads:

- The colour of the driveway and any ancillary structures in the reserve shall be a dark recessive colour.

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

James de Soyres

cc B Hastie and C Handley

Encs: Email from A Kalia to James de Soyres dated 30 August 2023