

29 February 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: DA2022/2071

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 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. Mod-01 – Mod-09, Revision A, dated February 2024

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

- New Parking Spot Provided, demolish existing brick column.
- Proposed New Crossover.
- New Stepped Garden Beds from Existing Front Deck.
- New Front Entry Path, Low Sandstone Front Boundary Walls Landscaping Behind.
- New Steps to existing front deck from new path and car-parking area.
- Existing Chimney to be demolished.
- Amended Window and Door to Laundry.
- Internal re-configuration of Laundry, Pantry and Kitchen. W07 deleted, WD08 extended.
- Front First Floor Balustrades to be Metal in Lieu of Glass.
- Front Door moved forward.
- W10 to be glass sliding door.

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-09, Revision A dated February 2024.

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

GS DESIGN, ABN: 93 370 632 963