

James de Soyres & Associates Pty Ltd
PO Box 657, Newport Beach, NSW 2106
T: 02 9979 1823 / E: contact@jdesa.com.au / W: www.jdesa.com.au

STATEMENT OF MODIFICATION

Section 1 – Modification Application Submission Details

Property: 11 Bruce Street,

Legal description: Lot 9 in DP 15762

Site area: 592.10m²

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 (1A) of the Environmental Planning and Assessment Act 1979 as amended

Development consent: 1. DA2020/1289 (determined 09/02/2021)

Applicant: James de Soyres & Associates Pty Ltd
(Telephone - 02 9979 1823 / Email: james@jdesa.com.au)

Owner: Barry Norman Edward Hastie and Cindy Marion Handley

Our reference: 1912

Date of submission: 19 July 2021

Documents comprising the modification application:

1. A statement of modification, this document, prepared by James de Soyres & Associates.
2. An amended BASIX certificate No. 1119269S_02
3. A NatHERS energy assessment Certificate No.005177449-04 prepared by Efficient Living and dated 12 July 2021.
4. A Geotechnical Risk Assessment for Section 4.55 modification Letter by Crozier Geotechnical consultants dated 4th June 2021.
5. Stormwater drainage concept plans ref: 20076 SW-1 issue 2 and 20076 SW-2 issue 2 prepared by Michal Korecky and dated 28/04/2021.
6. Stormwater Management Plan – Design Certificate prepared by Michal Korecky and dated 28/04/2021.
7. The following architectural drawings prepared by James de Soyres & Associates Pty Ltd and dated 02/06/2021.

Drawing Number	Drawing Title
1912 DA-01 B	Site Plan
1912 DA-10 B	Basement Floor Plan
1912 DA-11 B	Ground Floor Plan
1912 DA-12 B	Garage Floor Plan
1912 DA-13 B	Roof Plan
1912 DA-20 B	West Elevation and Front Fence
1912 DA-21 B	North and South Elevations
1912 DA-30 B	Sections A-A and B-B
1912 DA-31 B	Sections W-W and X-X
1912 DA-32 B	Sections Y-Y and Z-Z

Section 2 – Proposed Modification

The proposed modification comprises the following elements:

1	Basement Internal layout	Basement level reconfigured within the same footprint to add Ensuite 1 and WIR 1 and relocate the Bath to next to a smaller Laundry. Minor modifications to internal wall layouts.
2	Ground Floor Internal Layout	Internal layout modifications to Study, Bed 3, Ensuite 2, WIR 2, Powder, and Pantry. Pantry window alcove deleted otherwise the footprint remains unchanged.
3	Exterior doors, windows, and skylights	Changes to doors, windows, and skylights as shown on modification application drawings
4	Roof	Pantry window alcove roof deleted.
5	Planter	Front fence & planter modified to suit Australia Post letter delivery requirements and accommodate an electrical meter box.

There are no change to the ridge height or setbacks of the development

Section 3 – Comment

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 DA2020/1289, and
- Does not compromise the policy compliance of the approved scheme.
- Does not change the height of the building
- Does not change the environmental impact of the building.
- Does not increase the construction traffic load of the proposed development, therefore no change to the construction traffic management plan is required
- Does not require any amendments to the planting nominated in the approved landscape plan.

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