

MODIFICATION REPORT

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 Mod 2023/1506 issued on 23/10/2023
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 30/09/24.
3. An amended BASIX certificate A404869_06 dated 01 October 2024.
4. 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 30 September 2024.
5. 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 25 September 2024.
6. A survey plan prepared by SDG Land Development Solutions ref:7430 Rev C and dated 30/10/2020

7. The following architectural drawings prepared by James de Soyres & Associates Pty Ltd and dated 12/09/2024

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

Section 2 – Proposed Modifications

The proposed modification comprises the following elements:

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|---|--------------|---|
| 1 | Ground Floor | A new window - 1J-08 - is to be added to the eastern side of the Lounge area. |
| 2 | First Floor | No changes are proposed to the first-floor plan. |
| 3 | Second Floor | <p>The western side wall of Bed 3 is to be moved 600mm to the West. It will remain under the approved roof.</p> <p>A new window – 3J-05 – is to be added to the western side of the bathroom.</p> |
| 4 | Exterior | No changes to the exterior finishes are proposed |
| 5 | Roofs | There will be minor changes to the skylight locations |
| 6 | Pergola | <p>The location of the pergola posts is to be amended</p> <p>The roof over the approved pergola is to be changed from a fixed roof incorporating skylights to a glazed roof covering</p> |

Section 3 – Crown Lands Owner's Consent

No works are proposed below MHWL and therefore an updated consent from Crown Lands has not been sought for this application. The extent of the dwelling below MHWL will remain as previously approved.

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.
- The proposed roof ridge levels will be maintained.
- There are no changes proposed in the vicinity of any existing trees.
- 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 footprint of the building.
- 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.