



10th December 2024

General Manager

Northern Beaches Municipal Council
PO Box 4
Palm Beach NSW 2108

Dear Sir or Madam,

Re: 1130 PITTWATER ROAD COLLAROY

Please find enclosed for your consideration and determination an application made under section 4.55 to modify the development consent granted to DA No. 2023/1438 ("the consent") and the approved section 4.55 Mod2024/0296

NOTE: WORKS APPROVED UNDER DA No.2023/1438 HAVE NOT COMMENCED. A CONSTRUCTION CERTIFICATE HAS NOT BEEN ISSUED.

The proposed amendments are outlined in the drawings set out below. The amendments should be read in conjunction with the plans listed.

- C0000 – COVER SHEET, issue H
- C0001 – BUILDING SPECIFICATIONS, issue H
- C0002 – BASIX, issue H
- C0003 – SITE PLAN, issue H
- C1000 – DEMOLITION PLAN, issue H
- C2100 – CELLAR FLOOR PLAN, issue H
- C2101 – GROUND FLOOR PLAN, issue H
- C2102 – FIRST FLOOR PLAN, issue H
- C2103 – ROOF PLAN, issue H
- C3000 – NORTH / EAST ELEVATION, issue H
- C3001 – SOUTH / WEST ELEVATION, issue H
- C3002 – COURTYARD ELEVATIONS, issue H
- C3100 – SECTION AA, issue H
- C3101 – SECTION BB, issue H
- C3102 – SECTION CC / DD, issue H
- C5000 – AREA SCHEDULE, issue H

Proposed modifications

C2100_CELLAR FLOOR PLAN

- RC walls underneath staircase removed.
- Cellar external wall footprint to the north increased.

C2101_GROUND FLOOR PLAN

- Driveway footprint, grade, transition and level changes. Dimension and RL changes reflected in blue text.
- Garage level RL dropped.
- Stairs introduced into Mud Room to access the dwelling.
- Front entry door dimension change.
- Sub-floor wine cellar wall below amended to reflect updated location.

C2102_FIRST FLOOR PLAN

- Windows W24 and W28 with increased.
- Window W32 introduced to the western bedroom.
- Ensuite to western bedroom relocated to the northern wall.
- Master Suite WC made bigger after removing the make up table.

C3001_SOUTH & WEST ELEVATIONS

- Battens in facade on the west elevation to be mirror reversed.
- Windows W24 and W28 widths on the west elevation increased.
- Window W32 on the south elevation introduced.

C3100_SECTION AA

- Driveway, Garage and Mud Room relative levels changed to comply with the Australian Standards from the street.
- Garage lowered and slab graded towards the street.
- Steps introduced inside the Mud Room to access the dwelling from the garage.

C3101_SECTION BB

- Driveway and Garage relative levels changed to comply with the Australian Standards from the street.
- Garage lowered and slab graded towards the street.

C3102_SECTION CC/DD

- External Cellar wall to the north footprint extended.

Summary

Most of the proposed modifications enhance the design's solar and visual aspects without hindering privacy or soft soil area.

The changes also improve the use of internal space and amenities in the dwelling. Compared with the approved development, the proposed modification will create the same environmental impacts as those outlined in the Statement of Environmental Effect accompanying the DA which is the subject of the consent.

The proposed changes allow for the driveway and vehicular crossover to comply and work to the Australian Standards.

Provided below is a brief assessment of the proposed modifications pursuant to the provisions of Section 79C of the Environmental Planning and Assessment Act 1979.

- The proposed modifications are permissible with consent in the zone and are consistent with the provisions of the relevant environmental planning instruments and master plans.
- The amended proposal is substantially the same as the approval.
- The proposed modifications will have no adverse impact on the built environment. There will be no significant change to the built form and no change to access provisions.
- The proposed modifications will have no adverse impact on the natural environment.
- No adjoining residents will be adversely affected by the proposed modifications.

The modifications for which consent is now sought do not alter the original findings made in relation to DA 2023/1438 regarding the reasonableness and appropriateness of the proposal. It will have little impact on the form, appearance or environmental implications or change in any significant way the nature of the development originally approved. No prejudice will be caused to any other party.

For the above reasons, it is considered that the modified proposal will continue to meet the underlying objectives and conditions of the development approval. If any further details are required, or if further justification is required in support of the requested modification, please do not hesitate to contact the undersigned. We trust that you will find the application acceptable and look forward to a prompt and favourable determination.

Yours faithfully,



Mark P. Alves
Director and Principal, M.Arch

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Architects Registration Board of Victoria - No. 800427
Board of Architects Tasmania - No. 1463
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