

STATEMENT OF MODIFICATION

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:	Demolition of an existing detached studio building and replacement with pavilions comprising a guest bedroom suite and games room.
Type of Modification:	Under Clause 4.55 (1A) of the Environmental Planning and Assessment Act 1979 as amended
Development consent:	DA2020/0033 issued 13/07/2020
Applicant:	James de Soyres & Associates Pty Ltd (Telephone - 02 9979 1823 / Email: james@jdesa.com.au)
Owner:	Fiona Robin Loader
Our reference:	1708
Date of submission:	04 February 2021

Documents comprising the development application:

1. Northern Beaches Council's Owners Consent Form.
2. Northern Beaches Council's Declarations Form.
3. Northern Beaches Council's Application Checklist.
4. A statement of modification, this document, prepared by James de Soyres & Associates.
5. An amended BASIX certificate A320793_02 issued on 02/02/2021
6. An Addendum to the Arboricultural Impact Statement (December 2019) by Bluegum Tree Care & Consultancy and issued on 08/01/2021
7. A letter from Crozier Geotechnical Consultants dated 22nd January 2021 confirming that the proposed changes do not affect the recommendation of the original geotechnical risk assessment.
8. A letter from Bushfire Planning Services Pty Limited dated 01/02/2021 confirming that the recommendations of the previously submitted Bushfire Risk Assessment remain unchanged and requesting that the RFS conditions be amended to allow for the Lovett Bay waterbody to be used as a static water supply.

9. The following architectural drawings prepared by James de Soyres & Associates Pty Ltd and dated 6 January 2021

Drawing Number	Drawing Title
1708 DA-01 C	Site and Site Analysis Plan
1708 DA-02 C	Site Plan - North
1708 DA-03 C	Landscaped Areas
1708 DA-04 C	Shadow Diagrams
1708 DA-05 C	Tree Protection Plan
1708 DA-06 C	Water Management Plan
1708 DA-12 C	Pavilions Undercroft Plan
1708 DA-13 C	Guest Bedroom and Games Room Floor Plan
1708 DA-14 C	Roof Plan
1708 DA-20 C	North Elevation from Pittwater
1708 DA-21 C	North and South Elevations
1708 DA-22 C	West Elevation
1708 DA-23 C	East Elevation
1708 DA-24 C	Photomontage and Exterior Finishes Schedule
1708 DA-30 C	Section A-A
1708 DA-31 C	Section B-B
1708 DA-32 C	Section C-C

Section 2 – Proposed Modification

The proposal has been modified in the light of the condition of consent imposed by the RFS to construct the building to BAL-40 construction standard. This means that no external timber is permitted and has required us to delete the timber decks and cladding and reconsider the use of the spaces. The screened decks are not practical at this construction standard so these spaces have been incorporated within the glazed building envelope.

The proposed modification comprises the following elements:

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|---|---------------------|--|
| 1 | Sub-floor | New enclosed Sub-floor space and amend foundations. |
| 2 | Games Room & Deck 4 | Unconditioned external Screened Deck to be integrated into conditioned internal Games Room. External SE corner wall amended. Deck 4 modified to suit a masonry |

		structure.
3	Link & Entry Stairs	Unconditioned external Porch changed to internal conditioned Link with external wall position & Entry stairs amended.
4	Ensuite, Gym, and Deck 3	Ensuite and Gym Layout amended. External walls modified, and approved Deck 3 deleted.
5	External Doors & Windows	Changes to doors & windows as shown on modification application drawings
6	Roofs	Upper roof above Games Room extends over the Bar area. Minor modifications to roofs over Games room, Link, Gym, Bedroom & Ensuite.
7.	External finishes	The exterior cladding has been changed from a charred timber finish to Colorbond steel in 'Monument' colour.
7	Modification to the recommended conditions from letter provided by NSW Rural Fire Service on 28/06/2020, Reference DA20200210000493-Original-1.	Request the removal of Condition [W&U 3.0] The recommended condition proposes a 10,000L static water supply tank for fire fighting purposes. However, the site has direct water access to Pittwater, and can utilise the water resource for fire-fighting. Please refer to Bushfire Consultant's letter for more details.

Aside from minor amendment to the Bedroom roof apex, there are no change to the ridge height 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 DA2020/0033, and
- Does not compromise the policy compliance of the approved scheme.
- Does not change the environmental impact of the building.
- Does not increase the potential occupancy load of the proposed development, therefore no change to the wastewater assessment is required.
- Does not increase the disturbance area of the site, therefore an amended Flora and Fauna Assessment is not required.
- Does not require any amendments to the plantings 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 & Associates

Nominated Architect: James de Soyres / NSW Architects Registration Board No 6769

18 – 20 Sturdee Lane, Lovett Bay, NSW, 2105

Statement of modification accompanying an application to modify development consent DA2020/0033

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