



26<sup>th</sup> March 2021

General Manager  
Northern Beaches Council  
PO Box 882  
Mona Vale NSW 1660

**APPLICATION 4.55(1A) MINOR MODIFICATION to an APPROVED DA 2019/0833 at 13 BRUCE STREET MONA VALE (LOT 10 DP 15762)**

Dear Sir/Madam,

We submit on behalf of our client, Amanda Eilbeck, a 4.55(1A) application to modify the existing Development Consent 2019/0833 at 13 Bruce Street Mona Vale.

The application requests permission for minor alterations and additions comprising the following:

1. Demolition of an existing internal retaining wall to the lower ground floor.
2. Additional excavation and provision of a new reinforced concrete retaining wall, drainage void and masonry wall to the western side of the rumpus room and northern bathroom approved under DA2019/0833.
3. Reconfiguration of the lower ground floor plan to accommodate a larger bathroom and robe area to bedroom 2, a larger rumpus area, new WC and revised bathroom/laundry adjacent to bedroom 1.
4. A new glass louvre window to the northern wall of the proposed bathroom/laundry. The proposed window replaces an existing sub floor access opening.

The requested modifications are proposed:

1. The proposed excavation is limited to a small area and provides additional multi-purpose space for the owner wholly within the existing footprint of the building.
2. The proposed excavation will have no impact on neighbouring properties. The proposed window replaces an existing sub-floor access opening and will allow for increased daylighting and cross ventilation to the lower ground floor bathroom/laundry. The proposed window is set behind an existing boundary fence and well below the neighbouring dwelling with no impact on visual privacy controls.

Please refer to the following pages for a modified Statement of Environmental Effects. Do hesitate to contact our office if you have any queries.

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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Penelope Gibbs', with a stylized, flowing script.

Penelope Gibbs  
Architect Reg. 7891

RICHARD COLE ARCHITECTURE

## **MODIFIED STATEMENT OF ENVIRONMENTAL EFFECTS**

- **A1.01            Height of Buildings**
  - No change is proposed to the approved development.
- **A2.01            Development Below Mean High Water Mark**
  - No change is proposed to the approved development.
- **A4.01            Acid Sulphate Soils**
  - No change is proposed to the approved development.
- **A4.02            Earthworks**
  - Additional excavation is proposed under this application. The excavation is limited to a small area and is wholly within the existing footprint of the dwelling. Per the amended geotechnical report by Martens & Associates submitted with this application the proposal should not have an adverse impact on the site.
- **A4.03            Biodiversity Protection**
  - No change is proposed to the approved development.
- **A4.04            Geotechnical Hazards**
  - The proposal has taken into account any geotechnical risks by appropriately considering the following:
    - waste water, stormwater and drainage across the land so as not to affect the rate, volume and quality of water leaving the land
    - the amount of cut and fill that will be required for the development
    - the layout and access of the development to avoid any geotechnical risk and significant adverse impact on the development and the land surrounding the development.
  - An amended report from Martens and Associates is provided with this application.
- **A4.05            Limited Development on Foreshore Area**
  - No change is proposed to the approved development.
- **B1.04            Aboriginal Heritage Significance**
  - No change is proposed to the approved development.

- **B3.01                    Landslip Hazard**
  - An amended geotechnical report is provided with this application.
- **B3.07                    Contaminated Land & Potentially Contaminate Land**
  - No change is proposed to the approved development.
- **B4.17                    Littoral Rainforest – Endangered Ecological Community**
  - No change is proposed to the approved development.
- **B5.01                    Water Management Plan**
  - No change is proposed to the approved development.
- **B5.07                    Stormwater Management – Onsite Stormwater Detention**
  - No change is proposed to the approved development.
- **B5.11                    Stormwater Discharge into Waterways and Coastal Areas**
  - No change is proposed to the approved development.
- **B5.12                    Stormwater Drainage Systems and Natural Watercourses**
  - There is no known stormwater pipeline or proximity to a stormwater pipeline, stormwater easement, natural watercourse, open drainage channel, depression or significant overland flow path.
- **B5.13                    Development on Waterfront Land**
  - No change is proposed to the approved development.
- **B6.01-6.09            Access and Parking**
  - No change is proposed to the approved development.
- **B8.01                    Construction and Demolition**
  - Additional excavation is proposed with this application. The excavation is limited to a small area and is wholly within the existing footprint of the dwelling. Per the amended geotechnical report by Martens & Associates submitted with this application the proposal will not have an adverse impact on the site.
- **B8.02                    Construction and Demolition – Erosion and Sediment Management**

- Erosion and sediment control measures will be used to prevent the migration of sediments from the site during any earthworks. Sediment control measures are currently in place onsite per Development Consent DA2019/0833
- **B8.03 Construction and Demolition – Waste Minimisation**
  - Waste materials generated through demolition, excavation and construction works will be minimised by reuse on-site, recycling, or disposal at an appropriate waste facility in accordance with the waste management plan in place per Development Consent DA2019/0833.
- **B8.04 Construction and Demolition – Site Fencing and Security**
  - No change is proposed to the approved development.
- **B8.05 Construction and Demolition – Works in Public Domain**
  - No change is proposed to the approved development.
- **C1.01 – C1.04, C1.06 – C1.25 Development Type Controls**
  - No change is proposed to the approved development.
- **C1.05 Visual Privacy**
  - The proposed new window to the northern wall of the dwelling is located behind the existing boundary fence between 13 & 15 Bruce Street and will not affect the privacy of the neighbouring dwelling at 15 Bruce Street.
- **D1.01 – D1.18 Locality Specific Development Controls**
  - No change is proposed to the approved development.

#### **SEPP No. 71 Coastal Protection**

- No change is proposed to the approved development.

#### **SEPP BASIX**

- The amended plans will not affect the current BASIX Certificate.