

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



13 November 2018

Our Ref: 6374H

Northern Beaches Council
PO Box 82 Manly, NSW 1655

Attention: Renee Ezzy

Dear Renee,

Modification to DA 2011/0360 and subsequent MOD2016/0077 at 48A Queenscliff Road, Queenscliff. The modification relates to additional window and door openings and changes to floor space as described in this letter for apartments 17 and 18.

Permission is sought to modify the approved plans on the following basis:

Apartment 17

Inclusion of a rear door to the service area of apartment 17. Refer to Custance Plan Project 3233 A1.20C. The service area was first approved as storage area under DA 2011/0360 as shown on Blackwood Architects Sheet 2 Issue 5 Revision B dated 14.07.2011.

Addition of a walk in robe with sliding door to the butler's pantry

Modifications to the rear of bedroom 2 and additional floor space for a butler's pantry and larger kitchen area, together with a larger main bedroom and ensuite.

Additional internal windows sized as follows:

Ensuite - 1.8m wide and 2m high and 280mm from floor level.

Storeroom Eastern wall window – 1.8m wide x 550mm high and 1750mm from floor level.

Northern wall window – 1.2m wide x 550mm high and 1750mm from floor level

The windows create ventilation opportunities and are internal facing the rock face, not creating privacy issues.

Apartment 18

Addition of new high level windows on the western elevation of apartment 18 as shown on external elevations plan to include a highlight window on the western side in the third bedroom at 3.8m wide x 0.45m at 1.7m from floor level to protect privacy to the occupants and the neighbours and provide sunlight and ventilation. The highlight window on the western side storeroom is 1.1 wide x 0.45m at 1.7m from the floor level.

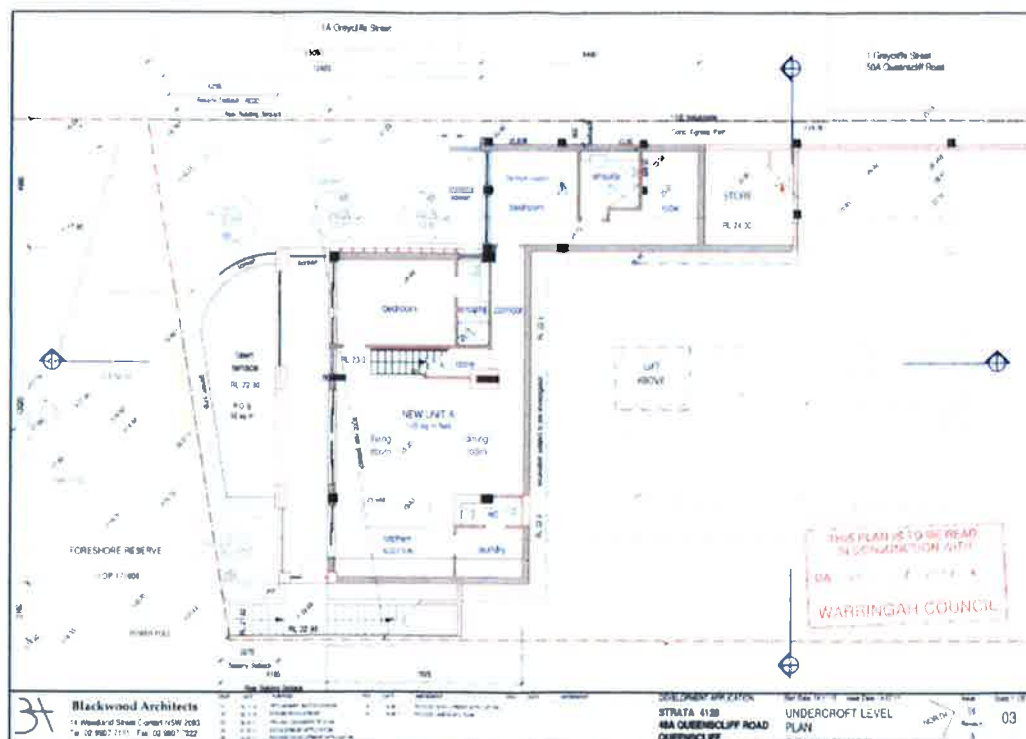
Creation of a third bedroom in apartment 18 within existing floor space.

Modification to the window and wall arrangement on the southern elevation in the study area to include frosted glass facing west.

The following plans are provided as part of this application:

- Custance Unit Set out – Undercroft A1.20 Revision C.
- Custance External Elevations A3.00 Revision F.
- Custance Unit Setout – Ground Level A1.21 Revision E

Approved Plan showing apartment 17 (as later modified):



Proposed Modification Plan Showing apartment 17 Custance A1.20C

