



24th May 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").

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.

- D0000 – COVER SHEET, issue D
- D0001 – BUILDING SPECIFICATIONS, issue D
- D0002 – BASIX, issue D
- D0003 – SITE PLAN, issue D
- D1000 – DEMOLITION PLAN, issue D
- D2100 – GROUND FLOOR PLAN, issue D
- D2101 – FIRST FLOOR PLAN, issue D
- D2102 – CELLAR FLOOR PLAN, issue D
- D2103 – ROOF PLAN, issue D
- D3000 – NORTH / EAST ELEVATION, issue D
- D3001 – SOUTH / WEST ELEVATION, issue D
- D3002 – COURTYARD ELEVATIONS, issue D
- D3100 – SECTION AA, issue D
- D3101 – SECTION BB, issue D
- D3102 – SECTION CC / DD, issue D
- D4000 – SHADOW DIAGRAMS, issue D
- D5000 – AREA SCHEDULE, issue D

Proposed modifications

The amendments described below do not include changes made per the conditions imposed by the consent.

CH-01 – Courtyard wall moved into the courtyard

The courtyard's northern wall is proposed to be moved in a northerly direction (into the courtyard) by approximately 265mm while maintaining the proposed ground levels within 900mm of the boundaries. This change does not cause additional privacy concerns for No.1132, as the courtyard wall is 3,7m from the northern boundary.

The reduction in soft soil area is compensated by the proposed reduction of the Alfresco deck as mentioned in CH-02

CH-02 – Alfresco deck is proposed to be reshaped

The Alfresco on the ground floor with an eastern orientation, is proposed to be reshaped from a trapezoidal to a more simplified rectangular shape. This proposal allows for additional soft soil area in front of the deck. The new soft soil calculations are shown on page D5000 demonstrating that the new soft soil areas surpass the DA-approved calculations. The proposed dimensions of the Alfresco are 1.8m wide x 7.8m long

CH-03 – New window to first floor bathroom (W25)

A new window is proposed for the northern-facing wall to service the shower area in the bathroom of the Master Suite. The sill of this window is approximately 1.9m from the floor level which does not cause any privacy concerns for the neighbour in No.1132

CH-04 – Western wall on the first floor, to be moved forward and the balcony to be removed.

The western wall on the upper floor is proposed to be moved in a westerly direction by 650mm thereby removing the DA-approved shallow balcony and adjusting the width of the two bedrooms in the western wing respectively.

CH-05 – New window to ground floor Dining (W20)

A new 3,000mm high x 900mm wide window is proposed in the southern wall of the ground floor, servicing the Dining room. No privacy concerns are caused.

CH-06 – Kitchen window resized (W04)

A new 3,000mm high x 900mm wide window is proposed in the northern wall of the ground floor, servicing the kitchen. This window replaces the originally approved highlight window. No privacy concerns are caused.

CH-07 – Skylight relocated from stairwell to hallway

The 2x DA-approved skylights located over the stairwell are proposed to be relocated over the nearby hallway which connects the eastern wing and western wing bedrooms.

CH-08 – Screen on eastern balcony reduced in length

The DA-approved vertical screen located on the eastern balcony, in front of the bathroom window, is proposed to be reduced in length to allow for a more visual passage to the ocean

CH-09 – Cellar footprint revised to include sauna area

Under the ground floor, the DA-approved cellar structure has been increased in perimeter to allow room for a new sauna. This increased area does not cause any privacy issues or affect the proposed soft soil area.

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.

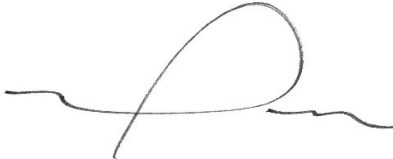
Provided below is a brief assessment of the proposed modifications pursuant to the provisions of Section 79C of the Environmental Planning and Assessment Act 1979.

- 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,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line and a small flourish at the end.

Mark P. Alves
Director and Principal, M.Arch

NSW Architect Registration Board - No. 9401
Architects Registration Board of Victoria - No. 800427
Board of Architects Tasmania - No. 1463
NSW Fair Trading
Principal Design Practitioner Registration - PDP0000446

map architects
p. 02 8065 6975
m. 0403 490 064
a. Suite 4, Building B, 37 Alexandra St. Hunters Hill
e. mark@maparch.com.au
w. maparch.com.au
i. www.instagram.com/map.arch/