

STATEMENT OF MODIFICATION

Section 1 – Modification Application Submission Details

Property: 3A Dalwood Avenue, Seaforth, NSW 2092

Legal description: Lot 112 / DP 610184

Site area: 1,250m²

Type of development: Local development

Development description: Alterations and additions to the dwelling

Type of Modification: Other under Clause 4.55 of the Environmental Planning and Assessment Act 1979 as amended (formerly S96(2))

Development consent: 94/2011 issued on 15/9/2011 as subsequently modified on 4/5/2016.

Applicant: James de Soyres & Associates Pty Ltd
(Telephone - 02 9979 1823 / Email: james@jdesa.com.au)

Owners: Mark and Hannah Bothwell

Our reference: 1004

Date of submission: 11 April 2019

Documents comprising the development application:

1. Northern Beaches Council's modification application form.
2. A cheque made out in favour of Northern Beaches Council for \$1,048.00.
3. A statement of modification, this document, prepared by James de Soyres & Associates.
4. BASIX Certificate No. A342255 dated 3 April 2019
5. An addendum to the bushfire risk assessment prepared by Planning for Bushfire Protection and dated 29/03/19
6. A stormwater management plan prepared by Waddington Consulting Pty Ltd and dated 19.03.19
7. Northern Beaches Council's Certification of Shadow Diagrams Form prepared by James de Soyres & Associates and dated 3 April 2019
8. A waste management plan prepared by James de Soyres & Associates and dated 3/4/19
9. The following architectural drawings prepared by James de Soyres & Associates Pty Ltd and dated 8 March 2019

Drawing Number	Drawing Title
1004a DA-01	Site & Sediment Control Plan
1004a DA-03	Floor Space Ratio
1004a DA-05	Shadow Diagrams

1004a DA-06	BASIX Commitments
1004a DA-10	Undercroft Floor Plan
1004a DA-11	Ground Floor Plan
1004a DA-12	First Floor Plan
1004a DA-20	North & South Elevations
1004a DA-21	East & West Elevations and Finishes Schedule
1004a DA-30	Sections B-B & Z-Z
1004a DA-50	3D Views

10. Notification plans – A4 copies of the site plan and elevations showing the development proposal in colour.

11. A USB stick with a copy of the above documents.

Section 2 – Proposed Modification

The proposed modification comprises the following elements:

Undercroft Plan:

1. Replace the approved screen walls around the pool with a pool fence.
2. Replace the walled enclosure below Deck 1 with an open structure in accordance with Sydney Water's guidelines for building over and adjacent to pipe assets. Slatted screening will be provided to screen the undercroft area.

Ground Floor Plan:

3. Delete the outer deck around pool and adjust to Deck 1 plan shape to meet rear boundary setback
4. Extend the existing terrace towards the pool at the living room terrace level.
5. Retain the existing planter outside Bed 5.
6. Delete the approved pantry.
7. Reconfigure the internal courtyard with bench seating and a raised planter
8. Introduce new windows 1J-11 and 1J-12 to the Southern elevation of Bed 5.
9. Alter the dimensions of windows 1J-04 and J-05 on the Northern side of the kitchen.
10. Delete the curtain wall and louvred screen facing the courtyard and replace with the shuttered windows 1J-01 and 1J-02 and weatherboard clad walls.
11. Demolish the existing brick columns on the western terrace and replace with new steel posts.
12. Change some of the refinishing of the existing external walls from render to weatherboards.
13. Make some minor internal layout alterations.

First Floor Plan:

14. Reconfigure the internal room layouts
15. Extend the balcony on the Western side and rebuild the existing lower roof in the approved location.

16. Alter the windows on all elevations to suit the revised internal layouts.
17. Construct new car port roofs over the existing parking spaces.
18. Change the external wall cladding from weatherboard and metal cladding to weatherboards and painted render.

Section 3 – Comment

The proposal retains the shape and volume of the approved dwelling and makes changes to the windows and wall treatments which will not have any adverse impact on the adjacent properties.

The modifications at the ground floor level including the new and altered windows are largely screened from adjacent properties by established planting on both the subject and adjacent sites or are within the private entry courtyard area.

The deletion of the outer deck around the pool and the walls below the pool and under deck 1 will reduce the visual impact from the reserve below the site.

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 94/2001 and subsequently modified. and
- Does not compromise the policy compliance of the approved scheme.

We trust Northern Beaches Council will endorse the proposed modification and we look forward to receiving a modified consent in the near future.