

STATEMENT OF MODIFICATION

Section 1 – Modification Application Submission Details

Property:	3A Dalwood Avenue, Seaforth, NSW 2092
Legal description:	Lot 112 / DP 610184
Site area:	1,250m ²
Type of development:	Local development
Development description:	Alterations and additions to the dwelling
Type of Modification:	Under Clause 4.55 (1A) of the Environmental Planning and Assessment Act 1979 as amended
Development consent:	94/2011 issued on 15/9/2011 as most recently modified on 12 August 2019.
Applicant:	James de Soyres & Associates Pty Ltd (Telephone - 02 9979 1823 / Email: james@jdesa.com.au)
Owners:	Mark and Hannah Bothwell
Our reference:	1004a
Date of submission:	12 May 2020

Documents comprising the development application:

1. Northern Beaches Council's modification application form.
2. A statement of modification, this document, prepared by James de Soyres & Associates.
3. An addendum to the bushfire risk assessment prepared by Bushfire Planning Services Pty Ltd and dated 31 March 2020
4. An amended BASIX certificate A342255-02 issued on 11 May 2020
5. The following architectural drawings prepared by James de Soyres & Associates Pty Ltd and dated 12 March 2020

Drawing Number	Drawing Title
1004a DA-01 A	Site & Sediment Control Plan
1004a DA-10 A	Undercroft Floor Plan

1004a DA-11 A	Ground Floor Plan
1004a DA-12 A	First Floor Plan
1004a DA-20 A	North & South Elevations
1004a DA-21 A	East & West Elevations and Finishes Schedule
1004a DA-30 A	Sections B-B & Z-Z
1004a N-01 A	Notification Plan

Section 2 – Proposed Modification

The proposed modification comprises the following elements:

1. A revised supporting structure to deck 1 on the north-western side to accommodate the confirmed position of the Sydney Water sewer;
2. New privacy screens on the northern side of Deck 1 and the existing terrace;
3. A revised car port structure comprising a single roof instead of two;
4. Minor amendments to the dimensions of windows;
5. Some external rendered areas amended to painted brick;
6. New A/C outdoor unit indicated on the plans adjacent to the garage;
7. Minor internal alterations;
8. Existing paving to be retained where possible and existing gates replaced.

There is no proposed change to the ridge height, setbacks or floor area 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 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.