

## Modification Report

### Section 1 – Modification Application Submission Details

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|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Property:                | 11 Corniche Road, Church Point                                                                                                               |
| Legal description:       | Lot 12 in DP 11518                                                                                                                           |
| Site area:               | 793.6m <sup>2</sup>                                                                                                                          |
| Type of development:     | Local development                                                                                                                            |
| Development description: | Various alterations and additions to the existing dwelling house.                                                                            |
| Type of Modification:    | Under Clause 4.55 (1A) of the Environmental Planning and Assessment Act 1979 as amended                                                      |
| Development consent:     | DA N0131/15 issued 20/07/2015 by the former Pittwater Council<br>S96 N0: N0131/15/S96/1 issued on 19/07/2016 by the former Pittwater Council |
| Applicant:               | James de Soyres & Associates Pty Ltd<br>(Telephone - 02 9979 1823 / Email: <a href="mailto:james@jdesa.com.au">james@jdesa.com.au</a> )      |
| Owner:                   | Daniel Crichton and Alicia Eggington                                                                                                         |
| Our reference:           | 1502                                                                                                                                         |

### **Documents comprising the modification application:**

1. A Modification Report, this document, prepared by James de Soyres & Associates.
2. Northern Beaches Council's Owners Consent Form for a Development Application signed and dated 05/09/24
3. An amended BASIX certificate A214374\_04 dated 26 September 2024.
4. A letter endorsing the proposed modifications prepared by the project arborist, Blue Gum Tree Care and Consultancy dated 20 September 2024
5. A letter endorsing the proposed modifications prepared by the project geotechnical engineer Crozier Geotechnical Consultants and dated 24 September 2024
6. The following architectural drawings prepared by James de Soyres & Associates Pty Ltd and dated 19/09/2024
  - 1502 DA-01 B Site and Demolition Plans
  - 1502 DA-11 B Basement Plan
  - 1502 DA-12 B Ground Floor Plan
  - 1502 DA-13 B First Floor Plan
  - 1502 DA-14 B Car Port Plan

- 1502 DA-21 B North-East & South-West Elevations
- 1502 DA-22 B South-East & North-West Elevations
- 1502 DA-31 B Sections A-A & B-B
- 1502 DA-32 B Sections C-C & D-D

## Section 2 – Proposed Modifications

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The proposed modification comprises the following elements:

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|---|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | First Floor | The approved studio under the car port is to be extended to fill the entire area under the car port slab.                                                              |
| 2 | Car Port    | The western wall of the car port is to be infilled above the balustrade level. This will provide for some storage and protection for electric vehicle charging points. |
| 3 | Finishes    | The exterior finishes will match the house with no changes from the development as originally approved.                                                                |
| 4 | Landscaping | There will be no increase in site coverage or loss of landscaped area as a result of these changes.                                                                    |
| 5 | Stormwater  | The proposed modifications are located under the approved roof structure and there will be no changes to the collection and disposal of stormwater.                    |
| 6 | House       | No modifications to the house are proposed.                                                                                                                            |

## Section 3 – Comment

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- The proposed modifications are located under the structures as approved and therefore there will be no changes to the landscaped area or landscaping or stormwater management system.
- The proposed Studio extension is located under the approved car port platform and will be screened from the street.
- The proposed infill of the car port wall on the western side is located adjacent to the existing screening vegetation on the western boundary and will leave three sides of the car port structure open.

It is our considered view that the proposed modification:

- Is substantially the same development as the development for which the consent was originally granted under consent DA N0131/15, and
- Does not compromise the policy compliance of the approved scheme.