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Your ref: DA No: N0028/12

Our reference: 1005 S96 No 2

12 October 2016

Northern Beaches Council
PO Box 882
Mona Vale
NSW 1660

Dear Sirs

Property: 51 Tasman Road, Avalon Beach, NSW 2107
Proposed Works: Alterations and additions to an existing dwelling and a new swimming pool
Subject: Section 96 application modify the existing development consent

Further to the development consent N0028/12 which was endorsed by Pittwater Council on 2 16 May 2012, and subsequently modified on 1 July 2016, we are applying to modify the modified consent, number N0028/12/S96/1 under Section 96 (1A) of the Environmental Planning and Assessment Act.

We enclose the following documents:

1. One copy of the development application form NS duly completed and signed.
2. A cheque for \$945 made out in favour of Pittwater Council.
3. This letter, the statement of modification dated 12 October 2016.
4. Architectural drawings – 4 copies:
 - 1005 S96-01A - Site Plan.
 - 1005 S96-12A - First Floor Plan.
 - 1005 S96-13A - Roof Plan.
 - 1005 S96-14A - Pool and Cubby Plan.
 - 1005 S96-21A - North and East Elevations.
 - 1005 S96-22A - South and West Elevations.
 - 1005 S96-31A – Sections A-A, B-B and Driveway.
5. Amended BASIX certificate number A112006_04 issued 11 October 2016.
6. 12 sets of notification plans 1005 S96-41 and S96-42.
7. A USB stick with one each of the above documents.

Summarised below are the proposed modifications:

1. Replace the cubby with a new studio on a rotated footprint in the South Eastern corner of the property. The floor area, ridge height, side and rear setbacks of the new studio are the same as the cubby. The ground floor level of the new studio and deck will be 310mm below the level of the cubby and its deck.
2. Delete the Northern window from the master bedroom.
3. Delete two solar tube skylights from the roof.
4. Replace the frame of the window in the ensuite on the first floor from aluminium to timber and reduce its size.

Please be advised no changes are proposed to the ground floor of the house and to the exterior finishes.

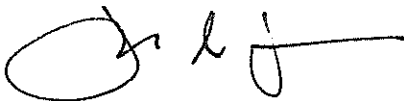
It is our view that the proposed modification:

1. Is substantially the same as the development for which consent was originally granted under consent N0028/12 and subsequently modified by N0028/12/S96/1;
2. Is of minimal environmental impact;
3. will not affect the amenities of the neighbouring properties;
4. 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.

Yours faithfully

James de Soyres & Associates Pty Ltd

A handwritten signature in black ink, appearing to read 'James de Soyres', with a large circular flourish on the left and a horizontal line extending to the right.

James de Soyres

Director

NSW Architects Registration Board No 6769

cc Jarrod and Janine Hill