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**RE: 14 Summit Avenue, Dee Why – SECTION 4.55(1a)**

Proposed Section 4.55(1a) minor modification to the previously approved Development Application DA2023/0794 for the Alterations and Additions to Existing Residential Dwelling and associated Landscaping at 14 Summit Avenue, Dee Why, NSW 2099.

**LIST OF MODIFICATIONS**

**General**

- Proposed alteration to External finishes. Proposed removal to Dark cladding and Render. Proposed introduction of Timber natural finish, Native Gardens and Glass Balustrading.
- Proposed alteration to BASIX Certificate. Proposed amendments to Glazing calculations to comply with requirements of BASIX Certificate
- Proposed alteration to Roof lines. Proposed removal of Eaves to roofs with new gutter lines to align to Facades

**Gym Level**

- Proposed alteration and addition to WC and Sauna area. Proposed alteration to layout of the WC and proposed addition of Sauna space.
- Proposed alteration to External Stair and Garden Bed. Proposed relocation of External stair to North of proposed larger Garden Bed
- Proposed alteration to Garden steps. Proposed removal of steps from Gym terrace to garden area.
- Proposed alteration to Southern External Stair. Proposed alteration to lower portion of staircase to provide improved safe movement and access

**Lower Ground Floor Level**

- Proposed alteration and addition to Bathroom and Lift Motor/Storeroom. Proposed removal of the previously approved Lift Motor/Storeroom and alteration of Bathroom across this area. Proposed alteration of foyer space outside lift. Proposed alteration to Windows and Doors in this area.
- Proposed alteration to Balcony and External terrace space. Proposed removal of hardstand space to create additional Landscaped area and accommodation of altered External staircase
- Proposed alteration to Door and Windows in Rumpus Room. Proposed minor alteration to configuration of Door and Window.
- Proposed new Balcony Pergola.
- Proposed minor alteration to Stair. Proposed curvature added to staircase winders.

**Ground Floor Level**

- Proposed alteration to Doors and Windows on Ground Floor Level including Living, Kitchen, Sitting, and facing the Courtyard space.

- Proposed alteration and addition to Powder Room area. Proposed alteration of the previously approved Powder Room. Proposed addition of Ensuite off the Sitting Room. Proposed Windows to suit
- Proposed alterations to Courtyard space. Proposed removal and reduction of Garden Beds either side of Fireplace. Proposed addition of Garden Bed adjacent the Entry. Proposed alteration and relocation of Fireplace.
- Proposed new Pergola over Door W3.08 to Courtyard
- Proposed alteration of the Garden Bed adjacent Subfloor entry. Proposed reduction of Garden Bed and altered structural walls to suit new shape of Garden Bed
- Proposed minor alteration to Stair. Proposed curvature added to staircase winders.
- Proposed alteration of Roof line over Ground floor. Proposed removal of eaves and Roof line to align to building line.
- Proposed new Skylights over Study and Ensuite

## **First Floor Level**

- Proposed alteration to Windows facing Courtyard and Entry. Window W4.07 to maintain visual privacy as per condition of DA2023/0794
- Proposed alteration of Roof line over Ground floor. Proposed removal of eaves and Roof line to align to building line.
- Proposed new Skylights over Walk in Robe and Ensuite.

The proposed modifications to the approved Development Application are considered minor in nature and are intended to enhance the overall functionality, aesthetics, and environmental responsiveness of the design. These refinements have been carefully considered and are consistent with the approved development's intent and character. They involve adjustments to external finishes, internal configurations, and landscape elements, all while maintaining compliance with relevant planning controls and environmental standards.

Key external alterations include the replacement of previously approved dark cladding and render with a warmer palette of stone, natural timber finishes, glass balustrading, and native planting. This approach softens the built form and reinforces a connection to the surrounding environment. Roofline adjustments, primarily the removal/reduction of eaves to streamline the façade and gutter alignment, are also proposed, with no increase to overall building height or bulk. Importantly, sight lines from adjacent neighbours are improved. Glazing calculations have been updated to ensure continued compliance with the BASIX requirements, confirming that the proposal will maintain its environmental performance standards.

Internal changes are limited to reconfigurations that improve amenity and spatial efficiency. These include revised layouts to bathrooms, staircases, and storage areas, the addition of a sauna, new skylights to enhance natural light, and refinement of fenestration to improve privacy and visual comfort. External landscaping and garden areas are modestly adjusted to accommodate the stair relocation and improve safety and accessibility, while maintaining landscaped areas overall.

In summary, these proposed modifications do not increase building height or overshadowing, reduce the bulk and scale, and present no adverse environmental or planning impacts. The proposed modifications to approved DA2023/0794 at 14 Summit Avenue, Dee Why, will result in substantially the same development at the conclusion of construction, and for this reason we request that this Section 4.55(1a) Modification is considered for Approval.

Regards,

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Director

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