

5/12/2012

DEMOLITION OF EXISTING DWELLING & CONSTRUCTION OF NEW DWELLING AT
4 OCEAN GROVE COLLAROY

SECTION 96 AMENDMENTS TO APPROVED CONSENT DA2009 / 167

The proposal is to:

- (a) Lower the height & form of the roof
- (b) Make minor relocations of the sandstone columns in external walls
- (c) Make minor relocations of some windows
- (d) Move the swimming pool originally proposed for the front yard to the back yard
- (e) Make a minor increase to the width of the driveway at the entry to the house
- (f) Decrease the length of the Verandah and extend the length of Bedroom 1
- (g) Increase the size of the lift shaft
- (h) Replan WC1 Powder Room & Ensuite 3 and Ensuite 4
- (i) Add WC to Laundry
- (j) Provide gas room heater to Living Room
- (k) Decrease length of Deck

EFFECTS:

There will be no major effects on the approved dwelling.

- The lower roof will slightly decrease bulk & scale
- Relocated sandstone columns will only have a minor effect the external appearance
- Relocated windows have been adjusted to suit stone columns
- The swimming pool location complies with Council's D.C.P.
- The driveway has been widened to suit the increased width between stone columns
- The changes to the Verandah & Bedroom 1 will have no effects on neighbours

- The lift shaft has been increased in size to suit the selected lift
- Wet Room plans have been amended & will have no effects
- The gas fire room heater will have a ducted flue to the exterior
- The length of the Deck has been reduced to suit the amended stone columns, & will not affect neighbours

SUMMARY:

The proposed changes are minor & will have no negative effect on neighbouring properties, or the streetscape.