

MODIFICATION STATEMENT

6 Suncrest Avenue,

Newport NSW 2106

Alterations and Additions to existing Dwelling House

MARCH 2024

STATEMENT OF MODIFICATIONS – 6 SUNCREST AVENUE, NEWPORT 2106

This statement supports the proposed 4.55 (1A) Modification Application of DA2022/1825 Alterations and Additions to existing Dwelling House, 6 Suncrest Avenue in Newport NSW 2106, previously approved by the Northern Beaches Council, describing in detail all the proposed modifications and any impacts these changes have on the relevant planning controls and adjoining or nearby properties.

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DETAILS OF THE ORIGINAL DEVELOPMENT CONSENT

Partial demolition of existing structures, partial site clearing and footings preparation. Extension of the basement level, including the construction of a new four-car garage. Various internal modifications to the existing dwelling and extension of terrace areas. Construction of new concrete driveway and retaining wall. Various soft and hard landscaping details.

PROPOSED MODIFICATION

The proposed modifications are considered to be within the (1A) Modifications involving minimal environmental impact regulations, which is substantially the same development as the development for which the consent was originally granted as per section 96(1A) of the EP&A Act 1979 No 203.

The works comprise the following:

A - Addition of a new gable window on the upper floor, facing West, providing the attic room with a spacial expansion which brings more versatility in the utility of the room and a better contribution of sunlight to the house.

B - Relocate the interior North wall of the upper floor, to be aligned with grid line N4.

C - Addition of a bathroom along the southern facade in the upper floor, which includes a toilet and personal washing facilities.

DETAILS OF PROPOSED MODIFICATION

An assessment of the proposed development has not identified any unreasonable adverse environmental impacts likely to arise as a result of the proposal.

A new BASIX assessment has been undertaken as part of the proposed modification, the certificate A461410_04 is attached to this application.

The proposed modification will not alter the way in which the original consent was assessed in consideration of the SEPP (State Environmental Planning Policy (Biodiversity and Conservation)

The proposed modification will not alter the way in which the original consent was assessed in consideration of the LEP. (Local Environmental Plans - Pittwater Local Environmental Plan 2014)

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The proposed modification will not alter the way in which the original consent was assessed in consideration with the DCP. (Pittwater 21 Development Control Plan 2014)

No impacts are likely to result from this scale of modification, therefore no Stormwater, Arborist and Geotechnical Reports previously issued were required to be modified.

To accommodate the proposed modifications listed above, a new set of drawings was issued with all the highlighted amendments.

002_PROPOSED SITEPLAN	ISSUE B	07.03.24
016_GROUNDFLOOR PLAN	ISSUE B	07.03.24
017_UPPER FLOOR PLAN	ISSUE B	07.03.24
019_ROOF PLAN	ISSUE A	07.03.24
021_SOUTH ELEVATION	ISSUE B	07.03.24
023_NORTH ELEVATION	ISSUE B	07.03.24
025_WEST ELEVATION	ISSUE B	07.03.24
030_SECTION A	ISSUE B	07.03.24
031_SECTION B	ISSUE B	07.03.24
040_SHADOW DIAGRAMS	ISSUE B	07.03.24
041_3D VISUALISATION	ISSUE B	07.03.24

It is therefore submitted that the Council of the Northern Beaches favorably considers the merits of the proposal.

