

MODIFICATION STATEMENT

6 Suncrest Avenue,

Newport NSW 2106

Alterations and Additions to existing Dwelling House

AUGUST 2025

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 - Extension of roof area on the northern facade. Modification of roof geometry according to new structure, which will allow for a cleaner interior space as well as an easier construction process.

B – Partial realignment of the exterior northern facade - sliding doors, windows and structure.

C - Expansion of Bedroom 3 and Bedroom 4 to the family area, which will benefit the building structure.

D - Extension of ground floor terrace 300mm North.

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_06 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 (Issue C) was issued with all the highlighted amendments.

002_PROPOSED SITEPLAN

016_GROUNDFLOOR PLAN

017_UPPER FLOOR PLAN

019_ROOF PLAN

021_SOUTH ELEVATION

023_NORTH ELEVATION

025_WEST ELEVATION

026_EAST ELEVATION

030_SECTION A

040_SHADOW DIAGRAMS

041_3D VISUALISATION

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

