

9th May 2024

The CEO
Northern Beaches Council
Po Box 882
MONA VALE NSW 1660

Attention: Maxwell Duncan – Principal Planner

Dear Mr Duncan,

**Modification application Mod2024/0051
Addendum Statement of Environmental Effects
Modification of Development Consent N0440/15 granted for the subdivision of
land and the construction of a residential development incorporating 81
dwellings and associated civil works and landscaping
8 Forest Road, Warriewood**

Further to our recent discussion, some relatively minor amendments have been made to the townhouse component of the development which the PCA requires the submission of a final modification application for. These works have not commenced on site. We confirm that the additional modifications sought are internalised within the approved development other than a minor additional change to the schedule of finishes as follows:

INTERNAL FITOUT CHANGE INTO LIFT SPACE

**LIFTS REMOVED FROM TOWNHOUSES 02, 03, 04, 05, 08, 09,
10, 11, 12, 13 & 14.**

**FINISH CHANGES, "TIMBER LOOK" CHANGED TO "DULUX
DURALLOY ANOTEC MID BRONZE MATT" AND "SANDSTONE
CLADDING" CHANGED TO "SANDSTONE LOOK"**

FACADE FINISH DRAFTING ERROR CORRECTIONS

**LIFT OVERRUN REMOVED & ALLOWANCE FOR ROOF
PARAPET ADDED, THE HEIGHT OF WHICH IS 100mm LOWER
THAN THE PREVIOUSLY APPROVED LIFT OVERRUN HEIGHT.**

**INTERNAL FITOUT CHANGES TO UNIT 12 TO COMPLY WITH
NDIS REQUIREMENTS**

To prevent the need to lodge another S4.56 modification application to Council for determination by the Sydney North Planning Panel we are wanting to formally amend the current undetermined application to not only prevent construction delays but also negate unnecessary reporting back to the Sydney North Planning Panel. The entirety of the proposed modifications are detailed on the following plans and documentation accompanying this submission:

- Amended Revision 11 Architectural plans prepared by ADS Architects.
- Amended schedule finishes prepared by ADS Architects.

Pursuant to section 113 of the Environmental Planning and Assessment Regulation 2021 we hereby seek to formally amend the application as detailed above. We consider the amendments to be minor in nature and inconsequential in relation to residential amenity, environmental and design quality impacts and to that extent are appropriately dealt with pursuant to the above provisions. This request has been uploaded to the New South Wales Planning Portal.

Do not hesitate to contact me should you have any questions in relation to this submission.

Boston Blyth Fleming Pty Limited

A handwritten signature in black ink, appearing to read 'Greg Boston', written in a cursive style.

Greg Boston
B Urb & Reg Plan (UNE) MPIA
Director