

STATEMENT OF MODIFICATION

Application No. Mod2025/0130 - PAN-521600 | 1108 Oxford Falls Road, Frenchs Forest, NSW 2086

03/04/2025

Clarification of Work Status

We confirm that the **works proposed in this modification have not been completed**. The construction of the development is currently in its **final stages** and this modification request has been submitted to update the design before completion. If approved, the client wishes to omit the battens from the design entirely and proceed with the modified elevations as submitted.

Introduction and Justification for Modification

This Statement of Modification outlines the proposed changes to the approved development at 1108 Oxford Falls Road, Frenchs Forest, in response to budget constraints faced by our client. The modifications requested are as follows:

1. **Removal of decorative battens from the facade:** These elements are non-structural and purely aesthetic and their removal does not impact the integrity, function or compliance of the building.
2. **Modification of the rear balcony privacy screen:** The originally approved batten screen is to be replaced with a **frosted glass privacy screen at a height of 1.5m from finished floor level (FFL)**. This alternative provides the required privacy while offering a more cost-effective solution for the client.

Extent of Modification

- **Proposed Changes:**
 - Removal of all decorative façade battens.
 - Replacement of the rear balcony batten screen with a 1.5m-high frosted glass privacy screen.
- **Reason for Change:** Cost-saving measures while maintaining design quality and compliance.
- **Structural Impact:** None, both elements are non-structural.
- **Compliance:** The privacy screen maintains compliance with planning controls by ensuring adequate privacy for adjoining properties.