

SHIMDESIGN

51 careel head road avalon nsw 2107
mob 0400 898 744
email k2shimeld@gmail.com

20/04/2022

Alterations and Additions to Wiseman Residence 63 MARINE PARADE AVALON BEACH

**DA0263/14 CC 0309/15
Mod2019/0655 CC 2020/0743**

STATEMENT OF MODIFICATION #2

This modification relates to changes proposed to further reduce the scope of works and the expense of construction due to covid, rising building costs and the changed requirements of the home owners.

The three storey addition shall be deleted, and a single storey garage built in lieu. Most of the existing floor plan shall be retained, with just a few internal changes resulting in a more compact and practical 3 bedroom family home.

The existing entry level floor plan, including bathroom and internal stairs shall be retained. There shall be a minor alteration to front entry door and glazing.

The secondary dwelling shall be deleted and a detached double garage built in lieu, minimizing the bulk and disturbance to existing landscape and entry retaining wall.

The upper level shall be reconfigured to accommodate 3 bedrooms and the bathroom/ensuite layout shall be altered to suit. The cantilevered deck to the west shall not be constructed, and there shall be sill height windows to this elevation in lieu.

The existing main upper level covered deck shall not be extended.

There shall be a skillion roof over the rear timber deck for solar protection and all weather dining.

Existing windows shall be retained to the southern elevation, with the addition of a 'splashback' window to the kitchen.

Previously proposed windows to the northern elevation shall be deleted.

The original DA submission was supported by a Bushfire Report by BCBHS and a Geotechnical Risk Assessment by White Geotechnical Group. These were resubmitted for the Mod 2019/0655 determined 25/03/2020.

As stated in the letter of support by Building Code and Bushfire Hazard Solutions lodged with the first Mod, dated December 2019, it is assumed that these modifications once again do not alter the findings of the original report. Similarly, the original White Geotechnical Group Geotech Investigation is resubmitted with this application, as the foot print is the same, but single storey in lieu of three storey, with earlier proposals to alter front stairs and retaining wall now deleted.

SHIMDESIGN

51 careel head road avalon nsw 2107
mob 0400 898 744
email k2shimeld@gmail.com

As this modification involves the parring back of works and is more close to the original design, it is hoped that the owners would not be expected to incur the expense and delays of further updated reports or shadow diagrams.

Two Construction Certificates have been issued for this proposal.
CC2020/0743 determined 28/07/2020 and CC0309/14 determined 9/10/2015. The pool has been constructed and building works have commenced on approved sections of the house.