

Statement of Modification Section 4.55 Development Consent DA 2021/0011

5 Waterloo Street
Narrabeen 2101 NSW

Lot 3 DP 12977

Site and Locality

The subject site is Lot 3 DP 12977 known as 5 Waterloo Street, Narrabeen, NSW 2101.

Development Approval DA2021/1101

Development consent DA 2021/1101 was granted by Northern Beaches Council on the 18th March, 2021 for proposed alterations and additions to a dwelling house.

Section 4.55 Schedule of Changes

Regard has been given to the Northern Beaches Council Notice of Determination and Development Consent Operational Conditions therein.

It is considered that the works comply with the requirements and objectives of these conditions and that there are no detrimental impacts associated with the proposal.

The proposed modifications outlined with this application as illustrated on the enclosed drawings 01, 02, 03, 04, 05, 06,07,08, 09,010 Issue B dated July 1 2021 are largely confined to external modifications to the windows, doors and roof material.

Special reference is made to Northern Beaches Council email dated 4/6/21, included in this submission, that storm water conditions 7 and 20 could be amended to refer to “suitably qualified person” (i.e. a licenced plumber) rather than a Civil Engineer.

The proposed modifications are listed below and include;

- 1) Install ground floor window 1760 wide x 880 high
- 2) Reduce first floor deck area to comply with condition 8 of development consent
- 3) Block up first floor window opening
- 4) Install first floor window 1760 wide x 1110 high
- 5) Proposed asphalt roof cladding to proposed roof line
- 6) Proposed asphalt roof covering onto existing roof structure
- 7) Proposed Colorbond metal roof cladding with 'Monument' colour
- 8) Proposed open gable to first floor deck with raked ceilings

- 9) Delete condition 7 of development consent Existing Gravity Drainage Lines to Street Kerb
- 10) Replace existing external timber framed doors & windows with new uPVC windows & doors

Conclusion

The proposed modifications to this development comply with Condition 8 of the Development Consent and are in line with agreed modifications outlined in the NBC email.

The modifications have minimal environmental impact and are substantially the same development as the development for which the consent was granted.

In view of the proposed modifications detailed in this statement of modification, we seek the Northern Beaches Council's approval of this Section 4.55 Application.

Yours Sincerely

Gary Whittaker