

## STATEMENT OF MODIFICATIONS

<b>Property</b>	24 WANDEEN ROAD, CLAREVILLE
<b>Legal Description</b>	Lot 102 DP13760
<b>Site Area</b>	854m <sup>2</sup>
<b>Development Description</b>	Construction of 3-storey dwelling house
<b>Applicant</b>	Rise Projects (ATT: Sean McNeil)
<b>Property Owner</b>	Krystal Pszczonka

### Proposed Modification:

Please see below list of modifications that have been made to the Architectural Plans approved under DA2020/1163. The amendments made to the plans are considered to be minor and compliant with the relevant DCP. The height, setbacks and size of the dwelling remain unchanged from the DA approved plans.

All of the below amendments have been made to improve the amenity of the dwelling house without causing significant effect to the neighboring properties and therefore, no notification period should be required.

### Detailed list of Modifications to Architectural Plans:

<b>POOL LEVEL:</b>
POOL GATE & DETAILS INCLUDED
POOL STORAGE ADDED BELOW RUPUS ROOM
POOL STORAGE ADDED UNDER STAIRS TO POOL AREA
550MM DEEP POOL SEAT ADDED
<b>LOWER LEVEL:</b>
DSD2118-2 SLIDING DOOR TO BED 5 (IN LIEU OF #7 DS2118)
PAVED AREA OUTSIDE BED 5 ADDED
FW1824-3 LOUVRE/FIXED/LOUVRE ADDED TO REAR OF RUMPUS
WINDOW #3 TO SIDE OF RUMPUS DS1421 (IN LIEU OF DS1821A) TO CLEAR RUMPUS JOINERY
POOL SIZE INCREASED TO 4.4X4.3 (IN LIEU OF 4X4.2 – ALSO INCORRECTLY NOTED AS 5.5X4 ON DA PLAN)
RET. WALL TO ASSIST WITH CUT/FILL ADDED NEXT TO LG BED 5
WINDOW #5 TO LG PDR & WINDOW #6 TO LG ENS TO BE LOUVRED/FROSTED/WITH SECURITY MESH
SHOWER RECESS TO BED 5 ENSUITE
2X3M GARDEN SHED WITH STEPS ADDED NEXT TO BED 5
REAR DOOR TO RUMPUS DAD2427-3 (IN LIEU OF 2127-3)
<b>GROUND LEVEL:</b>
LOUVRE TO REAR OF BBQ EAST ELEVATION (IN LIEU OF SOLID WALL)
LOUVRE SCREEN ADDED TO SIDE OF ALFRESCO STAIRS NEAR BBQ
FRONT PORCH EXTENDED 1500 FROM GARAGE (IN LIEU OF 988)
W9 & 10 TO DINING CLEAR
W11 TO DINING CLEAR
WINDOW #25 TO M.BED 0921A (IN LIEU OF DS1021A) IN ORDER TO CLEAR ROOF
820 INTERNAL DOOR ADDED TO GARAGE

CELLAR ADDED UNDER STAIRS TO ENTRY AREA
LOUVRE ADDED TO WINDOWS #16 & #17 TO KITCHEN.
LOUVRE ADDED TO WINDOW #18 TO L'DRY – (COMBINED WINDOW/EXTERNAL DOOR
LIGHT-WEIGHT ECOWOOD DECK ON POSTS TO EASTERN SIDE FROM LDY (IN LIEU OF RET. WALLS)
HUNG SLIDING DOOR #1002 ADDED TO GARAGE 2340X1000
FLUE TO FIREPLACE ADDED – SHOWN IN ELEVATION
<b>FIRST FLOOR:</b>
X2 SKYLIGHTS
SKYLIGHT #42 TO WIR ADDED
X5 SOLAR PANELS ADDED
CORNER WINDOW #72 CW1524-3F ADDED OVER VOID
AC DUCTS ADDED TO BED 4 & M.BED WIR
920CSD TO M.BED WIR IN LIEU OF HINGED DOOR
NIB WALLS TO ROBE ENDS REMOVED
FIRST FLOOR ENSUITE WINDOW #55 TO BE CUSTOM WIDTH LW0905 WITH LOUVRES (931H X 510W) IN LIEU OF THE PREVIOUS STANDARD LW1004)
DS1021A TO BED 2 (IN LIEU OF DS1018)
REAR WINDOW TO M BED SW1524 WITH GLASS PANE ABOVE (IN LIEU OF DS1218)
<b>OTHER:</b>
GABION RET. WALL TO DRIVEWAY REARRANGED
BOULDER RET. WALL TO ASSIS TWITH CUT/FILL ADDED TO REAR YARD
EXPOSED RAFTERS TO ALFRESCO/DINING/ENTRY/PORCH/M.BED
DOWNPIPES REARRANGED
SCREENS TO UNDERSIDE OF HOUSE ADDED – SHOWN IN ELEVATION

### Required Amendments to Supporting Documentation

Given the changes listed above are minor and only effect the architectural drawings, it is our belief that the only report approved under DA2020/1163 that requires amendments is the BASIX Report. An amended copy has been attached to this application.

### Conclusion

The minor modification includes the changes detailed above. It is our view that the proposed modification is substantially the same development as was approved under DA2020/1163 and does not cause any additional environmental impact or compromise the original approval.

We support approval for this modification.