

STATEMENT OF MODIFICATION

Application : Clause 4.55

107 Narrabeen Park Pde, Mona Vale 2103

Introduction:

This Statement of Modification has been prepared to form part of a Development Application to Northern Beaches Council.

Consent was granted for Alterations and additions to a dwelling house including remedial works to roof and external walls at 107 Narrabeen Park Parade, Mona Vale. A Clause 4.55 modification is submitted pursuant to the provisions of Pittwater Local Environment Plan 2014. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of local environmental planning provisions for land in Pittwater in accordance with the relevant standard environmental planning instrument under section 33A of the Act and surmises that the proposal is worthy of approval on its merits.

Existing Use:

Single residential dwelling

Site Analysis:

Legal description: Lot 4 DP 16692

The site is situated within a residential zone.

The site is regular in shape falling away from the street.

Site area: 910.50m²

The subject site is surrounded by 2 and 3 storey residential dwellings.

Project modifications

- remedial works to roof

Summary

The proposed changes are consistent with the existing approval and therefore consistent with the objectives of

Pittwater Council's LEP and DCP.

Hence, it is my professional opinion that there would be no detrimental impact to the surrounding built environment

in this instance.

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