

STATEMENT OF MODIFICATION

MOD 2023 / 0098

41 Lewis Street BALGOWLAH HEIGHTS 2093

Original DA2018/1234 Approved Plan

- Rear Dining Room Roof to be GLASS – to allow additional light into rear internal area

Requested Modification MOD 2023 / 0098

- Replace GLASS ROOF with COLORBOND ROOF to match all other roof areas
- To raises Dining Room SLIDING DOOR heights to 3000 mm
- To reduce Dining Room Roof PITCH to 10 degrees

Reasons:

1. To reduce \$ Cost of project
2. To reduce Engineering complexity of heavier GLASS roof compared to COLORBOND
3. To reduce Weatherproofing complexity of GLASS compared to COLORBOND
4. Raise Sliding Doors heights to 3000 mm to allow more natural light
5. Reduce ROOF PITCH to 10 degrees so added door heights do NOT impact other windows

Impact to Adjoining Properties

NO IMPACT to adjoining properties

Proposed Works

Confirming NO works have commenced Awaiting Construction Certificate

Plans Amended & Requiring COUNCIL STAMP for submit to Principle Certifying Authority

Sheet 03	Change: First Floor Area – Roof shade changed to COLORBOND
Sheet 07	Change: D11 & D12 now 300-300 (Dining Room Sliding Doors)
Sheet 08	Change: Roof Shading now COLORBOND Pitch 10 degrees
Sheet 09	Change: Roof Shading now COLORBOND Pitch 10 degrees
Sheet 11	Change: WEST Elevation Rise Door 3000mm & Roof Pitch 10 degrees
Sheet 12	Change: NORTH elevation Roof Pitch 10 degrees (NO change to windows)
Sheet 19	Change: Roof shade changed to COLORBOND
Sheet 21	Change: Roof shade changed to COLORBOND
Sheet 23	Change: Roof shade changed to COLORBOND



GREG MIDDLETON 2 / 3 / 2023



TANYA MIDDLETON 2 / 3 / 2023