

9 Ozone Street, Freshwater 2096

Statement of modifications to DA 2020/1255

This statement of modification has been prepared to describe the changes to the Development application DA2020/1255, pursuant to Environmental Planning and Assessment Act 1979 No 203 Division 4.9 Post-consent provisions section 4.55 (1A) *Modifications involving minimal environmental impact*, the changes are as follows:

Changes to Statement of Environmental Effects dated September 2020:

Change	Purpose/Commentary
Section 5.0 Proposed Development, External Works detailing ' <i>New timber deck in the rear yard to surround the existing spa, together with new roof over</i> ' deleted.	Roof/deck surrounding the spa is deleted in order to reduce stormwater requirements for the alterations resulting in an increase in landscaped open space.
Section 5.0 Proposed Development statement of ' <i>The proposal results in the following development indices:</i> ' changes the ' <i>Proposed Landscape Area</i> ' to a larger amount.	DA 2020/1255 includes a Landscaped Area of 52.65% or 753 m ² . The Modifications propose a Landscaped Area of 63.7% or 912 m ² .
Section 6.5 Warringah Development Control Plan, Part D – Design, section D1 – Landscaped Open Space and Bushland continues to comply with the modification of the Proposed Landscape Area.	D1 requires a minimum 40% Landscaped area to be maintained. The modifications result in an increase from 52.65% to 63.7% and so continue to comply with the requirements.

Changes to Garage Floor Plan (drawing DA04)¹:

Change	Purpose/Commentary
1. Addition of machine room adjacent to lift shaft and reduction of lift shaft size.	Lift requires a hydraulic machinery room with weather protection. Proposed machinery room directly adjacent to the lift shaft is a non-habitable room with ceiling height of 2.1m as required for Occupational Health and Safety regulations and compliant with National Construction Code 2015 Volume 2, PART 3.8.2 ROOM HEIGHTS. Lift shaft size reduction matches lift manufacturers specifications.
2. Addition of storage room.	Storage room on Lower Ground level (drawing DA05) has been reduced in size,

¹ Note, the modification drawings highlight changes in Cyan colour and have red circled numeric indicators on the plan drawings.

	the proposed new storage room compensates for loss of total storage area.
3. Deletion of window W1.	Window W1 on DA2020/1255 would be below ground level of the filled retaining walls of the development and is thus superfluous.

Changes to Lower Ground Floor Plan (drawing DA05):

Change	Purpose/Commentary
4. Top of machine room and lift shaft size reduction.	Top of the machine room will be below FFL of Lower Ground level by approximately 600mm and will be integrated into the landscaped area by providing garden beds above. Lift shaft size reduction to match lift manufacturers specifications.
5. Addition of laundry room and reconfigure wet bar area.	Laundry has been removed from Ground Level (drawing DA06) so a proposed new laundry area is on Lower Ground level. The wet bar layout is changed to allow for Laundry room area.
6. Window W3 deleted.	Window W3 faces south and is exposed to a noisy driveway on the adjacent lot, number 11A Ozone Street. Window is removed to reduce noise impact.
7. New window for proposed Laundry room.	Laundry requires natural light.
8. Window W2 moved east.	Window is moved to accommodate the placement of the proposed Laundry room.
9. Store room and tool shed reduced in size, bathroom demolished.	Allows for northerly facing landscaping and increases separation from dwelling at number 7 Ozone Street for added privacy and fire protection.
10. New wall along the northern side of the building.	Provides structural support to replace the demolished store room walls.
11. Stairs from Lower Ground level to Ground level moved.	Stair position is adjusted to place them adjacent to an existing interior wall on ground level. Landing area on the Lower Ground level is increased to help safety.

Changes to Ground Floor Plan (drawing DA06):

Change	Purpose/Commentary
12. Lift shaft size reduced.	Lift shaft size reduction to match lift manufacturers specifications.
13. Balcony size reduced.	Size is reduced to match the changed position of the northerly facing wall.
14. Window added and the kitchen layout changed.	Addition of a north facing splashback window to allow natural light into the kitchen area. Kitchen layout changed to provide a north facing aspect when cooking and butlers pantry moved.
15. Window W20 removed.	Window no longer needed as the butlers pantry is no longer in that location.
16. New location for kitchen island.	Island positioned east-west to match the new kitchen layout.
17. Demolition of external north facing wall.	Demolition of the storage area wall on Lower Ground level requires the same demolition on Ground level.
18. Stairs from Lower Ground level to Ground level moved and a linen cupboard added.	See item (11) above. Stairs positioned adjacent to the existing internal wall. Linen cupboard added at rear of stair void.
19. Addition of walk in wardrobe to bedroom 3.	Provides improved storage for bedroom 3.
20. Existing laundry area converted to butlers pantry.	DA2020/1255 has a butlers pantry positioned on the north east side of the kitchen area. The butlers pantry is moved to the area occupied by the existing laundry to allow a larger replacement laundry area to be positioned on Lower Ground level.
21. Existing fireplace repositioned.	To provide more separation between the lounge and kitchen areas.

Changes to Roof Plan (drawing DA07):

Change	Purpose/Commentary
22. Roof layout changed.	Reduced in size to accommodate the changes in the building alterations.