



## STATEMENT OF MODIFICATIONS

### SECTION 4.55 – DA2022/2009 68 EDWARD STREET NARRAWEENA, NSW 2099

This Statement of Modification accompanies the Section 4.55 application of the approved Development Application (DA2022/2009) for 68 Edward Street Narrabeena, NSW 2099, which was granted for to demolish part of the premises and carry out ground and first floor alterations and additions to a dwelling house relating to property. The development application was approved by Northern Beaches Council on 04 January 2023. The modifications are clouded in blue on the amended plans (Revision A) prepared by Designed 2 You, dated 30 May 2023. The proposed modifications include:

- Existing rear roof structure to be kept as existing, with new metal sheet roofing over
- Proposed roof structure amended
- Existing first floor setbacks have been adjusted to suit new first floor layout
- Ground floor layout amended
- First floor layout amended
- Site area calculations amended
- Existing first floor rear and side external walls to be kept as existing with new windows within existing wall structure.
- Windows throughout have been amended to accommodate new layout changes
- Existing first floor external walls to be re- cladded
- Skylights throughout removed
- Privacy screen (ps01) on the proposed balcony added to plans and schedule
- Shadow diagram adjusted to suit new first floor layout
- All views amended to suit new design
- Basix certificate amended to suit new design

**SUBSTANTIALLY THE SAME:** The modest and minor nature of the modifications ensures that the amended proposal remains substantially the same development. The impacts associated with the amended proposal are also similar to that approved and provide better amenity. The essence and nature of the amended proposal thereby remains substantially the same, with no adverse impact to surrounding properties.

**SETBACKS:** The setback at the rear of the property will remain unchanged, as per the existing structure. We have no plans to demolish this portion of the ground and first floor. The setback on the northern side will be increased to 3.66m, which matches the existing setback for the first floor. This adjustment ensures a wider side setback compared to the plans previously approved by council, while still complying with the regulations for side setbacks. The front and southern side setbacks will remain the same as approved by the DA, ensuring compliance with the setback regulations.

**OVERSHADOWING** Slight change to the overshadowing to suit new layout. The rear part of the building will not be demolished as per previous DA therefore reduces the amount of overshadowing to neighbouring properties and their private open space. Surrounding dwellings will continue to receive a minimum of 3 hours solar access as required by the DCP. It is therefore considered that the amended proposal is suitable for approval.

Should you require any further information, please do not hesitate to contact us.