

STATEMENT OF MODIFICATION

JUNE 2021

37 PARKES STREET, MANLY VALE 2903

DA2020/0224

Statement of modification for DA2020/0224 37 Parkes Street Manly Vale 2903, Lot 33, DP 12186.

Drawings	No.	Date	Issue
Site Plan	A010	17.06.21	1
Landscape Plan	A037	17.06.21	1
Demolition Plan	A015	17.06.21	1
Ground Floor Plan	A011	17.06.21	1
Upper Floor Plan	A012	17.06.21	1
Elevation	A020	17.06.21	1
Elevation	A021	17.06.21	1
Elevation	A022	17.06.21	1
Section	A030	17.06.21	1
Section	A031	17.06.21	1
Section	A032	17.06.21	1
Window Schedule	A060	17.06.21	1
BASIX Certificate	A419873		

This S4.55 requests to modify approved DA2020/0224 Modifications requested to change as listed below.

Ground Floor

- Additional laundry space and window under proposed staircase.

According to the previous design, the space below the proposed staircase lends itself to being unused, the laundry. This addition is to does not increase the scale of the building or have an overshadowing impact on adjacent blocks.

- Modification to existing bathroom layout.

Statement of Modification

Lot 33, DP, 12186

Collins Caddaye Architects

This reconfiguration of the existing bathroom has no implementation on neighbouring blocks / planning controls.

Ground Floor External

- Planter and stairs at rear of block parallel to swimming pool deleted, stair 2 on eastern boundary modified.

The planter box situated between the dwelling and proposed deck area has been deleted to increase deck area. The southernmost set of external stairs have been deleted to deny access from the deck and the concrete slab and stair set towards the east of the site has been deleted.

The additional deck area has does not impact the required landscape area as the square meters are accommodated for with the elimination of the other external elements mentioned above.

These changes do not have impose or overshadow adjacent neighbours; a proposed landscape plan has been provided in this submission to prove adequate open space / landscaped area with consideration to the additional proposed deck area. These external works do not impact the Geotech recommendations approved with the original DA.

Upper Floor

-Additional window on Northern face of building facing the street.

This change has been made to allow more sunlight into the kitchen / living area. Mirroring the glazing at the southern side of the structure. The addition of this window does not impose on the scale of the building, nor the adjacent properties. A new BASIX Report has been prepared for this submission.

-Powder layout reconfigured for door clearance, and double stud added to wall diving wet areas / bedroom 2 for plumbing purposes.

A double stud has been added to allow room for plumbing services in conjunction with the new layout. These changes have no impact on scale, neighbouring properties, or planning controls.

Collectively these changes lend themselves heavily to internal works and in turn having no impact in relation to scale, envelop, privacy issues or neighbour overshadowing. In relation to the external proposed modification, as visible in the proposed landscape area plan, there is decrease to open space / landscape area.