

STATEMENT OF MODIFICATION

PROPOSED ALTERATION & ADDITIONS TO
APPROVED DWELING
&
CARPORT

For

MS TRACEY & MR GARRY SQUIRE

36 ALBERT ROAD

AVALON

19th MAY 2024

INTRODUCTION

This Statement of Modification has been prepared by Landart on behalf of Tracey & Garry Squire to accompany the Section 4.55 application to Northern Beaches Council, to describe the proposed modifications and review the relevant planning requirements relating to the previously approved MOD2022/0503 for the property at 36 Alfred Road, Avalon 2107.

The application will seek to modify the form of the approved additions and alterations to the dwelling house and the carport, which are discussed in further detail within this submission.

BACKGROUND

- On 20th May 2020, DA2020/0364 was approved by Northern Beaches Council
- On 20th January 2023, Mod2022/0530 was approved by Northern Beaches Council
- No works have commenced or been completed.

PROPOSED MODIFICATION

This submission under S4.55 seeks to modify the approved development to reflect the following changes, which are highlighted in blue on the revised architectural plans prepared by Landart, dated 19th June 2024.

The modifications are as follows:

1. Modify driveway and carport with new proposed flat roof and battens for security.

The proposed changes to the carport and driveway aim to establish a structure that harmonizes with the dwelling, with the introduction of a new flat roof to reduce bulk and scale. Additionally, the carport width has been slightly increased by 320mm to ensure visual alignment with the dwelling. The decision to incorporate battens serves not only to blend the carport seamlessly into its surroundings but also responds to security concerns, as there has been a rise in crime and car theft within the area. The carport remains an open structure with the proposed battens with large gaps which allow for floodwaters to move freely within the site.

The structure is located near a tree identified on the survey as T01, an Archontophoenix cunninghamiana palm. According to the Northern Beaches Exempt Tree Species list, palms (except for Livistona australis) can be removed without consent. However, we propose to retain and protect this palm and its root ball.

Other Modification (2) though it is classified under (2) the proposed is substantially the same development as the development for which consent was originally granted.

The net impact of this modification is neutral.

2. New windows and new doors to front façade

Other Modification (2) though it is classified under (2) the windows view towards the front garden and carport. There will be no impact on neighbouring properties.

The net impact of this modification is neutral.

3. Modifications to front and side roof structure.

Other Modification (2) the proposed alterations to the ground floor roof are necessitated by internal changes, as the originally approved roof peaks are being flipped.

The net impact of this modification is neutral.

4. New proposed layout for Bedroom 1 – internal works changes not visible externally.

Minor Modification (1a) The modification to the dwelling relates to minor alternation with no change to the footprint. The internal layout is proposed to suit the new occupants who are retired professionals. Creating a new master bedroom layout with a greater connection to the garden and a new internal layout to suit their needs.

The net impact of this modification is neutral.

5. New ensuite and walk-in robe layout for bedroom 1 with new frosted/obscured windows

Other Modification (2) on the Southeast side of the dwelling the two existing windows are proposed to be replaced with three windows and one door, repositioned to accommodate internal changes. These new openings will feature frosted or obscured glass, balancing internal lighting needs while ensuring privacy for both occupants and neighbouring properties.

The net impact of this modification is minor.

6. New proposed ensuite 2 for bedroom 2 and new proposed windows.

Other Modification (2) the originally approved laundry is now proposed as an ensuite for bedroom 2. On the Northwest side of the dwelling the approved two windows and door are proposed to be replaced by two new windows, designed in locations to maintain privacy for neighbouring properties.

The net impact of this modification is neutral.

7. New WC and laundry layout with new proposed windows and door.

Other Modification (2) as mentioned above on the Southeast side of the dwelling the two existing windows are proposed to be replaced with three windows and one door, repositioned to accommodate internal changes. These new openings will feature frosted or obscured glass, balancing internal lighting needs while ensuring privacy for both occupants and neighbouring properties.

The net impact of this modification is minor.

ENVIRONMENTAL IMPACT & EFFECTS

This modification of consent maintains the fundamental character of the approved development, with no substantial changes to its nature or essence. The proposed alterations essentially preserve the integrity of the originally approved design and as outlined above all the modifications are either neutral or minor.

Therefore, it can be concluded that the proposed modifications have no further environmental impact and that the development, as modified, remains substantially the same development as the development for which consent was originally granted.

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