

# **STATEMENT OF MODIFICATIONS**

**FOR THE MODIFICATION OF CONSENT FOR  
DA 2023/1596 DETERMINATION DATE 16/02/2024  
FOR ADDITIONS AND ALTERATIONS TO THE EXISTING  
DWELLING**

**LOCATED AT**

**52A CONSUL ROAD BROOKVALE 2100**

**FOR**

**MR. M. & Mrs. J. ANDERSON**

**Prepared  
MAY 2025**

## **REASON FOR THE MODIFICATION**

**Please note that there has been no work commenced or completed within the area concerned with this modification request.**

The screen planting item 17 of the notice of determination has to be removed as it contravenes the bush fire requirement of 1.0m clearance between proposed planting and dwelling. As there is insufficient clearance we are asking for this modification with an alternative design. As there will be a non-combustible privacy fence located on top of the boundary wall adjacent to the kitchen window and access door from the dining room on the ground floor, therefore the proposed privacy screen on the end of the terrace has been removed. This has been discussed and agreed with the owners of 52 Consul Road Brookvale which has no impact to the adjoining property.

## **SCHEDULE OF MODIFICATIONS**

### **DWG. No. 1.**

The screen planting has been removed and will be replaced with a boundary wall and with a privacy metal fence with a monument color bonded finish.

All modifications noted above are within the requirements of boundary off set and have no affect to the neighboring property to the west, and are in agreement with the owner of 52 Consul Road Brookvale.

### **Dwg. No.2**

The screen planting has been removed and will be replaced with a boundary wall with a privacy metal fence with a monument color bonded finish.

All modifications noted above are within the requirements of boundary off set and have no affect to the neighboring property to the west, and are in agreement with the owner of 52 Consul Road Brookvale.

### **Dwg. No. 3**

The screen planting has been removed and will be replaced with a boundary wall with a privacy metal fence with a monument color bonded finish. The proposed adjustable privacy screen with an access door has been removed.

All modifications noted above are within the requirements of boundary off set and have no affect to the neighboring property to the west, and are in agreement with the owner of 52 Consul Road Brookvale.

### **Dwg. No.4**

There are no modifications from the previously approved plans.

### **Dwg. No. 5**

Northern Elevation – landscape screen planting has been removed.

All modifications noted above are within the requirements of boundary off set and have no affect to the neighboring property to the west, and are in agreement with the owner of 52 Consul Road Brookvale.

**Dwg. No. 6**

Western Elevation – landscape screen planting and the proposed privacy screen elevation have been removed,

All modifications noted above are within the requirements of boundary off set and have no effect to the neighboring property to the west, and are in agreement with the owner of 52 Consul Road Brookvale.

**Dwg. No. 7**

There are no modifications from the previously approved plans.

**Dwg. No.8**

Western boundary the proposed wall and privacy screen with a monument color bonded finish elevation has been added.

All modifications noted above are within the requirements of boundary off set and have no affect to the neighboring property to the west, and are in agreement with the owner of 52 Consul Road Brookvale.

**Dwg. No.09**

There are no modifications from the previously approved plans.

**Dwg. No.10**

There are no modifications from the previously approved plans.

**Dwg. No.11**

There are no modifications from the previously approved plans.

**Dwg. No.12**

There are no modifications from the previously approved plans.

**DWG. No. 13.**

The screen planting has been removed and will be replaced with a boundary wall with a privacy metal fence with a monument color bonded finish.

All modifications noted above are within the requirements of boundary off set and have no affect to the neighboring property to the west, and are in agreement with the owner of 52 Consul Road Brookvale.

**Dwg. No.14**

There are no modifications from the previously approved plans.

**Regards**

***Henk. Menke***

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