

Statement of Modifications
27th February 2023

DA2019/0717

In our original approved Development Consent, we had included a small addition and pergola to the second storey TV room, which faces North West, as per this diagram below fig 1.0 (highlighted in yellow) and fig 2.0 (outlined in green)

In this statement of modifications we propose to not complete this addition and pergola. This means that in DA2019/0717 the planning condition of Stormwater Disposal will no longer be relevant as the roof footprint was not extended in the development.

As this proposed modification is a reduction of development works only, and a small one at that, there is no impact on the site, or adjoining or nearby properties.

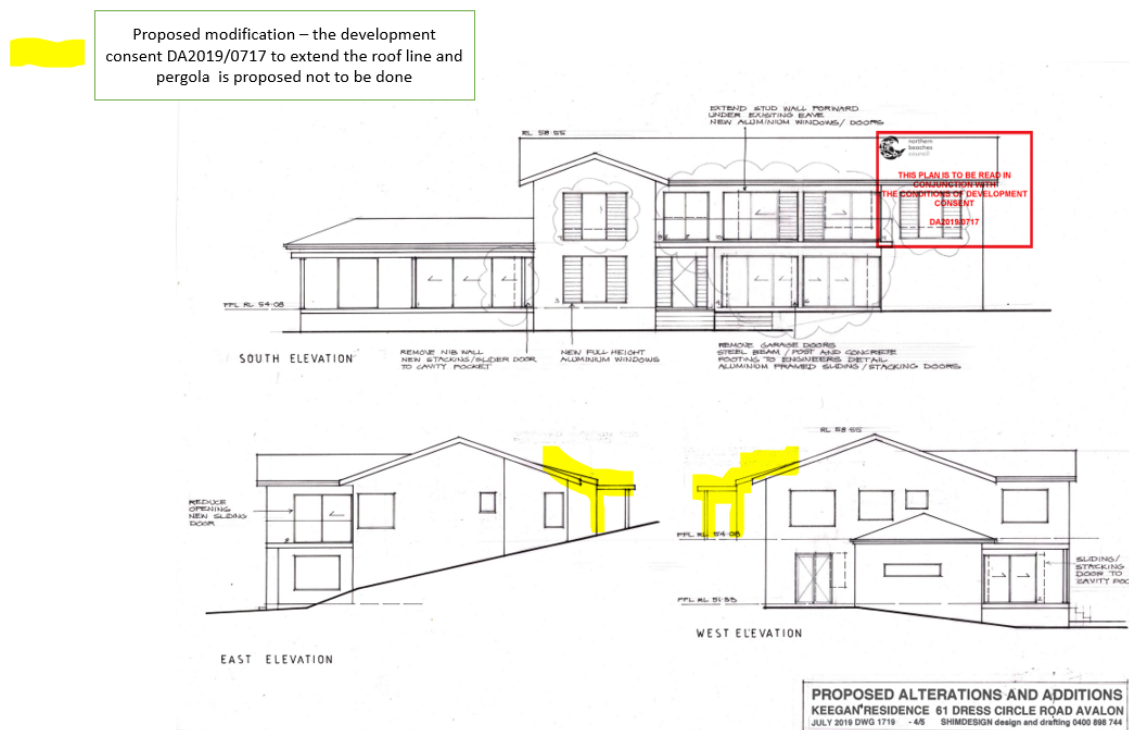


FIG 1: Original Stamped Plans with yellow highlighting showing the sections that are proposed to not be done, therefore modifying the original development consent.

STATEMENT OF MODIFICATION FOR DA2019/0717
Lot 55 DP 11462, 61 Dress Circle Road AVALON BEACH NSW 2107

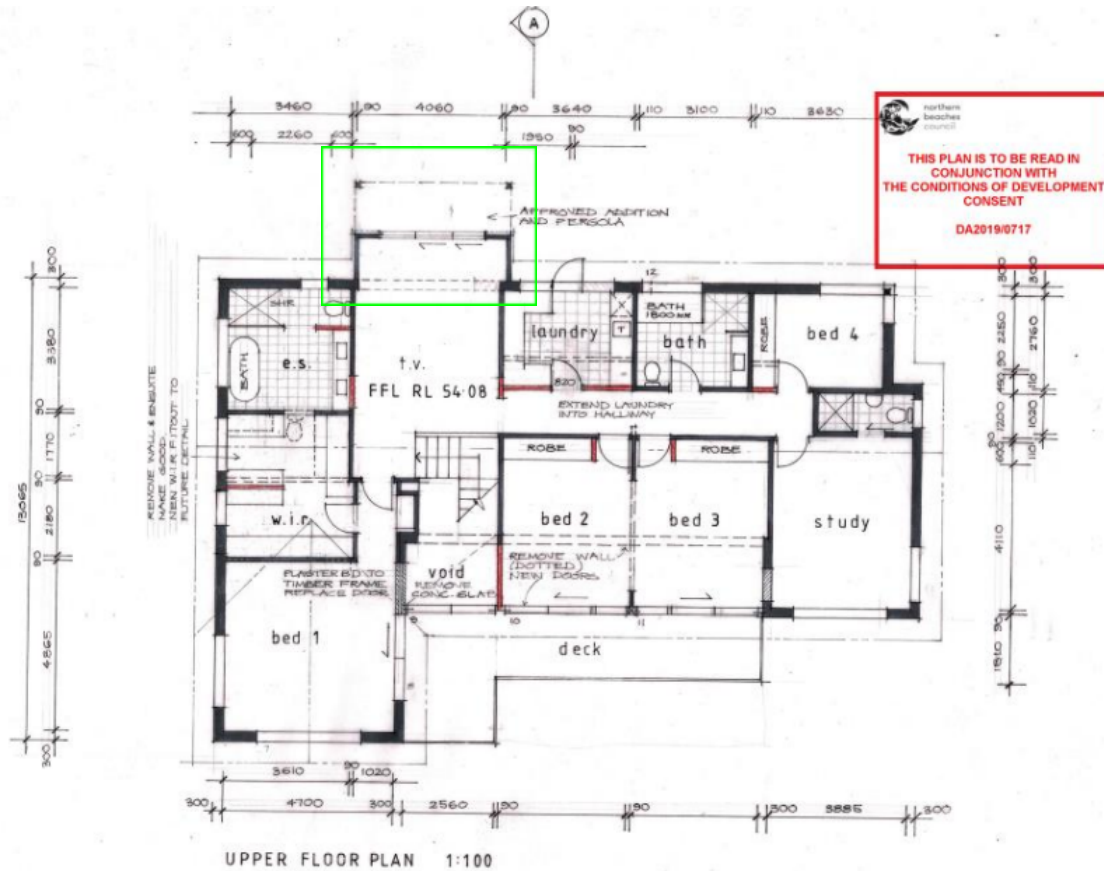


FIG 2.0: The floorplan of the second storey with green box outlining the section of proposed modification, meaning that the works in this area will not be carried out, and the roof line, and footprint of the house remains as per prior to the Development Consent