

# SHIMDESIGN

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## **63 MARINE PARADE AVALON BEACH DA N0263/14 CC 0309/15**

### **STATEMENT OF MODIFICATION**

The modification relates to changes proposed to scale back the scope of works to reduce the expense of construction and the bulk and extent of building.

- The gable roof over the existing house is to be retained and continued over the new additions to the east and west, thus reducing the overall ridge height and bulk.
- Width of rear addition (kitchen) reduced
- Extent of rear extension to laundry at rear reduced
- Bed 1 extended over proposed balcony and new balcony added in front
- The main dwelling shall be reduced to 3 bedrooms
- Relocate mid level bathroom
- Reconfigure secondary dwelling and add a covered deck at the front to provide private outdoor living, recreation and drying space and a more attractively articulated façade with a built form that steps down in sympathy with the topography.
- Reduce main lounge room 1m, reduce deck, thus shifting the front of building 2m back. With the addition of the lower level deck, the overall forward extent of the proposal is the same as that approved.
- Kitchen relocated to rear
- Plunge pool and spa relocated up the back to enable a rear paved courtyard accessible from the kitchen/laundry in lieu. Finished level raised above existing to suit proposed floor levels.
- Delete pool cabana
- Single storey flat roofed bath and WIR addition to north side of master bedroom. (Although this is set 1.6m off the side boundary, not the required 2.5m, it is well below the existing gable end of roof, has obscure or high windows only and is well below the neighbours' property which presents as a blank block wall)
- Solid balustrading to front decks to 1.0m high to increase privacy

#### **Windows West**

Window to new WIR, facing street  
Large sliding door to secondary dwelling in lieu of 2 windows and 1 door

#### **Windows East**

Additional window to E/S bath area

#### **Windows North**

All clerestorey windows to be deleted  
Additional obscure window to E/S, slot window to Bed 1  
Lounge room window shifted  
High windows to secondary dwelling increased

#### **Windows South**

Reduce and reconfigure windows to lounge/dining and raise sill for privacy  
Sliding door to mid level rumpus to provide access to rear yard (in lieu of bathroom window)  
Alter secondary dwelling living room windows (overall less glazing)  
Garage – shift window and door (no change to size)