
Statement of Modification

This statement has been provided in accordance with the modification application requirements of Northern Beaches Council. In addition to this statement the following has also been provided;

- Amended architectural plans with all modifications to the previous approval highlighted yellow
- Amended BASIX certificate
- Letter from bushfire consultant
- Letter from geotechnical engineer

The proposed amendments are minor in nature with minimal impact upon adjoining properties. Adjoining property owners have been consulted to ensure they do not have any concerns with the proposed amendments with respect to privacy and amenity.

The proposed amendments are summarised as follows;

- New external stair added to Eastern side of existing deck
- Configuration of bathroom modified and bathtub added
- Bedroom 3 changed to laundry
- Bedroom 4 renamed to bedroom 3
- Existing window on Eastern wall of new laundry changed to external door with sidelight
- Built in robe added to bedroom 2
- Window added to South-West corner of bedroom 2
- North-West section of living room extended to square off room
- Gable roof extended over squared off section of living room
- Window added to Western wall of living room
- Existing western external wall demolished to create small deck within footprint of existing dwelling
- Kitchen layout changed to U-shape
- Previous laundry renamed to pantry
- Gable window added to Eastern wall of bedroom 1
- Gable window added to upper level sitting room

The proposed amendments provide further amenity to the subject dwelling and is in keeping with the objectives and numerical controls of councils LEP and DCP. In the absence of any impacts upon the amenity of adjoining development or public domain we trust that the above design changes are sufficient to allow for a timely and favourable determination of the application.

Kind regards,



Chris Freeburn (NSW Registered Architect No. 9421)