

Statement of Modification

FOR

NEW SECODNARY DWELLING

FOR

Antje Kuehnast and Markus Bisping

AT

9 Wakooka Ave Elanora Heights

DA APPLICATION NUMBER: DA2019/0140

27 May 2020

Introduction

This Statement of Modification outlines changes proposed to DA consent No: DA2019/0140 for proposed new secondary dwelling at 9 Wakooka Ave NSW 2101 due to minor error in the original survey.

Proposed modifications and impacts

A) Description of the proposed modifications to the development consent

On commencement of works for the new secondary dwelling at the subject site, an error was discovered by the builder in the original site survey completed by CSM Surveyors.

The details of this error are outlined further in the accompanying letter from the surveyors.

The new correct boundary lines, as shown on the attached survey, mean that the proposed secondary dwelling is now ~500mm within the front setback.

The design of the building was strongly influenced by a number of site constraints, being located carefully amongst multiple trees and an existing retaining wall. To shift the building out of the front setback would require a redesign of the building and the removal of further trees.

Therefore it is proposed that the secondary dwelling remain unchanged in form and location from the original submission.

B) Description of the expected impacts of the modification; and

With no proposed changes to the building envelope or location, the impact on adjoining properties will remain exactly as per the originally approved design.

C) Description as to how the development (as modified) will remain substantially the same as the approved development.

The overall building shape, footprint, form and location remain unchanged.