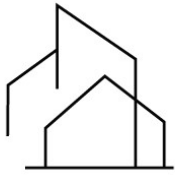


STATEMENT OF MODIFICATIONS

SECTION 4.55 – 9 SUFFOLK AVENUE COLLAROY NSW 2097.

This Statement of Modification accompanies the Section 4.55 application of the approved Development Application (DA2021/1100) for 9 Suffolk Avenue Collaroy, which was granted for Alterations and additions to a dwelling house including a swimming pool and front fence to a dwelling house relating to the property. The development application was approved Northern Beaches Council on the 17/09/2021. The modifications are clouded in green on the amended plans (Revision 1) prepared by Designed 2 You, dated 18/11/ 2021. The proposed modifications include:

1. Updated BASIX report to suit amendments.
2. The existing garage rear wall is to be demolished to allow for new stairs from garage level up to ground level. A new garage slab is to be laid to the stairs and the entrance of the stairs.
3. The existing kitchen is to be demolished and replaced with new kitchen.
4. The existing internal stairs are to be demolished and a new set of stairs are to be located next the kitchen. New stairs are to go from garage level up to ground floor level and from ground level to the first-floor level.
5. The existing laundry is to be demolished and relocated within the newly renovated bathroom.
6. The existing windows in kitchen, W.C. & bathroom to be demolished.
7. Existing window & door in laundry to be demolished
8. The new stairs are proposed to have a gable pitched roof above with surrounding rendered walls, similar to existing dwelling colour. New window centred above the mid landing of the stairs.
9. 2x new skylights added above kitchen (SL05 & SL06)
10. A new highlight window in bathroom / laundry (W03)
11. Shadow diagrams have been added to the plans



DESIGNED 2 YOU
BUILDING DESIGN

SUBSTANTIALLY THE SAME: The modest and minor nature of the modifications ensures that the amended proposal remains substantially the same development. The impacts associated with the amended proposal are also similar to that approved and provide better amenity. The essence and nature of the amended proposal thereby remains substantially the same, with no adverse impact to surrounding properties.

BUILDING HEIGHTS: The maximum building height remains the same as approved from the DA approval, so therefore remains within the controls for maximum building height.

SETBACKS: The rear setback remains the same as approved from the DA approval, so therefore remains within the controls for setback.

OVERSHADOWING: Slight change to the overshadowing to neighbouring properties and their private open space. Surrounding dwellings will continue to receive a minimum of 3 hours solar access as required by the DCP. It is therefore considered that the amended proposal is suitable for approval.

PRIVACY: The proposed installation of privacy obscured glazing to the Stair window to eliminate overlooking into neighbours private open space.

Should you require any further information, please do not hesitate to contact us.

Adrian Joon.