

**SECTION 4.55 STATEMENT
(MODIFICATION TO APPROVED DA2022-1054)**

FOR

PROPOSED ALTERATIONS AND ADDITIONS

AT

**34 NARRABEEN PARK PARADE
WARRIEWOOD NSW 2102**

PREPARED FOR:

MR. & MRS. WHITEHEAD

APRIL 2025

BY

**BUENA VISTA HOME DESIGNS
35 BRISBANE AVENUE
MT KURING-GAI NSW 2080**

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INTRODUCTION

This Statement of Modify Consent Section 4.55 Application is in relation to the approved Development Application DA2022-1054 dated 16th August 2022, and a subsequent Section 4.55 Mod2024/0145 approved on the 29th April 2024 for the subject site 34 Narrabeen Park Parade, Warriwood, accompanies plans prepared by Buena Vista Home Designs being drawing No. 0868/24, sheets S4.55-01 – S4.55-05 (inclusive), dated December 2024, for submission to Northern Beaches Council.

Overall, this modification S4.55 plans are generally consistent with the previously DA approved plans.

Proposal

The modification to the plans is outlined below:

First Floor Plan –

The existing first floor plan remains unaltered.

Ground Floor Plan –

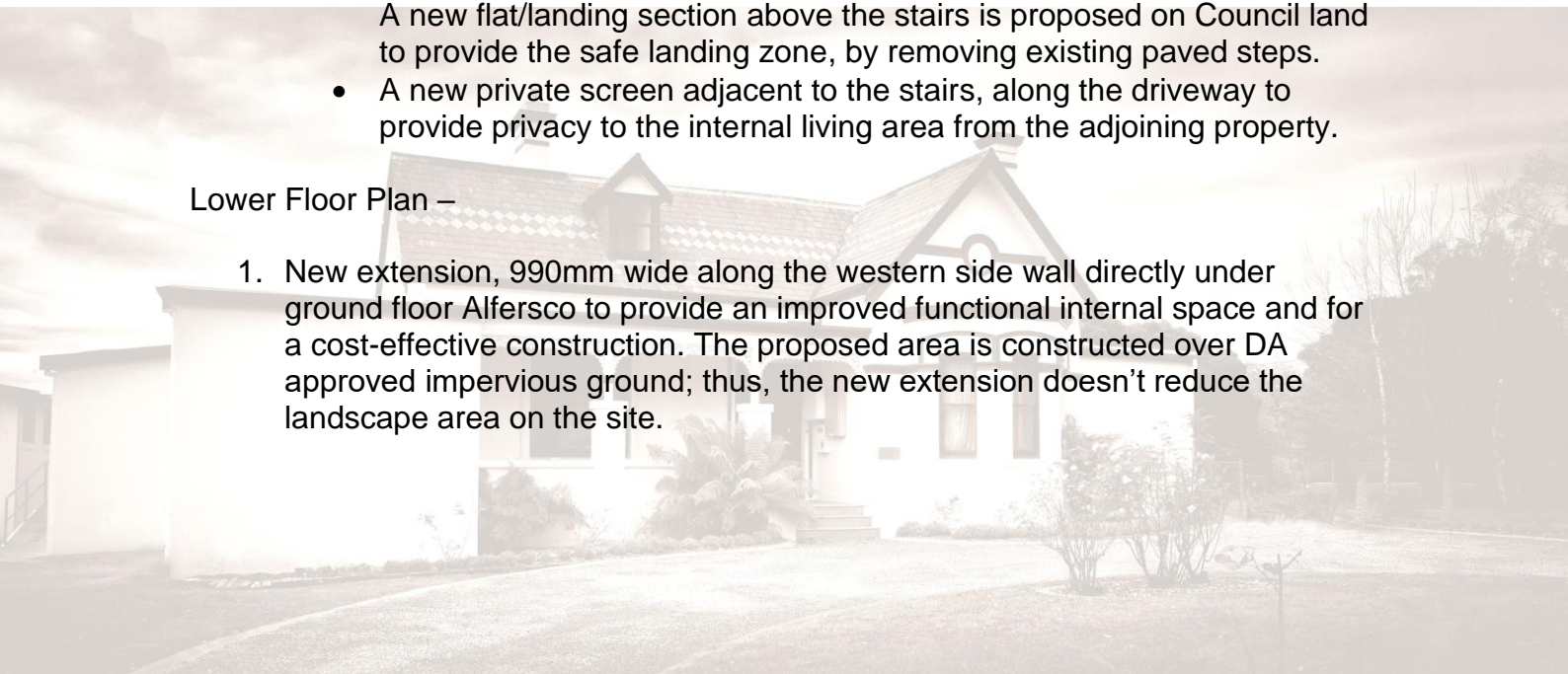
1. Added outdoor sink and bench to Alfresco area.
2. Front yard works consists of –
 - Excavate the front yard area to level ground for direct access to the yard from ground floor area. To provide additional functional outdoor living area.
 - Construct a new concrete block retaining wall and a planted box (on the front yard level) along the front boundary to stabilise the ground from the street level. And portion of the Northern boundary.
 - Construct a new concrete stair with metal handrail running along the existing driveway, leading down to the DA approved verandah along the front of the dwelling.

A new flat/landing section above the stairs is proposed on Council land to provide the safe landing zone, by removing existing paved steps.

- A new private screen adjacent to the stairs, along the driveway to provide privacy to the internal living area from the adjoining property.

Lower Floor Plan –

1. New extension, 990mm wide along the western side wall directly under ground floor Alfresco to provide an improved functional internal space and for a cost-effective construction. The proposed area is constructed over DA approved impervious ground; thus, the new extension doesn't reduce the landscape area on the site.



2. Remove existing concrete slab and excavate the ground within the existing garage to provide access to Bedroom 4. The existing storage area is access via new steps.
3. Reshape the Swimming pool and change the construction option to concrete from the DA approved fiberglass pool.
4. Remove DA approved Gazebo and deck area at the rear of swimming pool.
5. Excavate and construct a new concrete stair and concrete block retaining wall along the Northern side boundary.

Refer floor plans and elevations for more details.

All the proposed modification works listed above are generally consistent with the DA approval.

These modifications will improve the functionality for the occupants regarding the internal living spaces and access external amenities. It will have very little to no impact on the neighboring properties nor viewing from the public domain.

All new work in the front yard will have little to no impact on the Council's landscape area requirement.

All works to the rear yard will improve the soft landscape requirement.

Conclusion

It is submitted that the proposed modification will not negatively impact the subject dwelling as view from the public domain, nor impact the neighbouring properties amenities.

Patrick Tran



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