

## Statement of Modification

Application Number: DA2021/1742  
Address: Lot 1 DP 959013, 24 Lauderdale Avenue, Fairlight NSW 2094  
Proposed Development: Alterations and additions to a dwelling house including a swimming pool

We propose to modify the approved plans by continuing the existing pitched roof out to the end of the patio rather than building a flat roof over the extended area. The reason for this being, that our builder has advised that if we build a flat roof as proposed, the depth of the structural steel beam required for the span and the pitch of the roof will significantly impact on the height of the ceiling, dropping it below the height of the existing windows. This is not a desirable outcome visually and will reduce the entry of natural light into the space. It is not acceptable that the height of the windows be reduced to accommodate this circumstance. He is also concerned that the junction between the existing pitched roof and the approved flat roof could be difficult to adequately waterproof, resulting in ongoing maintenance issues.

This modification has no adverse environmental impact and is substantially the same development for which consent was originally granted. There exists no change to the approved DA footprint, roof extension and internal layout, the only change is to continue the existing roofline.

The revised shadow diagrams show no significant increased impact in terms of overshadowing to adjoining neighbour properties as a result of the modification, and other than this there will be no impact on adjoining properties.

There is no non-compliance as a result of this modification to any planning controls, or to the Section 4.15 assessment summary provided in the original approved SEE which still applies (see below).

Table 4 – Section 4.15 Assessment Summary		
Clause No. Clause Assessment		
(1)	Matters for consideration—general  In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of: Any environmental planning instrument, and	Complies  The proposal is consistent with the provisions of the Manly LEP 2013
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	N/A  There are no draft LEP's currently applicable to the land.
(iii)	Any development control plan, and	Complies  The proposal is consistent with the provisions of the Manly DCP 2013.
(iia)	Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4, and	Not Applicable

(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	Not Applicable
(v)	Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,	Not Applicable
b)	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Complies
(c)	The suitability of the site for the development,	Complies
(d)	Any submissions made in accordance with this Act or the regulations,	To be undertaken during assessment
(e)	The public interest.	Complies

This Modification Application is supported by the following documents:

- Revised plans indicating all proposed modifications;
- Updated BASIX certificate
- Updated Stormwater Drainage Assets Plan; and
- Updated Arborist Report confirming that the recommendations of the original report are still current for the proposed modification.