

# SHIMDESIGN

51 careel head road avalon nsw 2107  
mob 0400 898 744  
email k2shimeld@gmail.com

**08/09/2023**

## **Alterations and Additions to Wiseman Residence 63 MARINE PARADE AVALON BEACH**

**DA0263/14 CC0309/15**  
**Mod2019/0655 CC 2020/0743**  
**Mod 2022/0220**

### **STATEMENT OF MODIFICATION #3**

This modification relates to minor alterations with no change to the footprint.

The existing main roof ridge shall be lowered approx. 500mm altering the geometry of the roof with a lower front pitch and an eave height consistent with the approved rear roof. This shall make it safer to access.

The living room and covered deck shall be extended forward 2m over the approved garage. This line is still lower than the original approved DA and well behind both the DA and the approved Mod2019/0655. The void below this deck shall be infilled to join the \*garage and create a more enclosed entrance and relocated Bed 3.

The garage roof shall be of a gable form, rather than a hip, to match the original house.

There shall be minor alterations to the front entry door and glazing adjacent the entry (Door in lieu window to rumpus/Window to bed 3) Two windows to the South elevation shall be shifted slightly and the proposed kitchen window deleted.

Internally upstairs the ensuite shall be relocated with no external change.

West window to Bed 1 shall be reduced.

An updated BASIX Certificate A506514 issued 08 September 2023 reflects these changes.

The original DA submission was supported by a Bushfire Report by BCBHS and a Geotechnical Risk Assessment by White Geotechnical Group.

As stated in the letter of support by Building Code and Bushfire Hazard Solutions lodged with the first Modification, dated December 2019, it is assumed that these modifications once again do not alter the findings of the original report.

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Similarly, White Geotechnical Group Geotech Investigation is resubmitted with this application.

These were submitted for the Mod 2019/0655 determined 25/03/2020.

Two Construction Certificates have been issued for this proposal. CC2020/0743 determined 28/07/2020 and CC0309/14 determined 9/10/2015. The pool has been constructed and building works have commenced on approved sections of the house.