

# STATEMENT OF MODIFICATION



## PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING, ASSOCIATED DEMOLITION, NEW POOL & LANDSCAPING

*Located at:*

48 BELLEVUE PDE, NORTH CURL CURL, NSW 2099  
LOT 77, DP 14113

*Submitted to:*

NORTHERN BEACHES COUNCIL

*Revision:*

REVISION 1- 14.11.2022

*Prepared for:*

MR & MRS GOODWIN



## **STATEMENT OF MODIFICATION**

This proposal is a Development Application (DA) for Alterations & Additions to an Existing Dwelling, not a S4.55 for modification to a DA - thus this statement may not be explicitly required, however an overview of the works follows to assist in the assessment of the application.

In summary, not limited to (refer to drawings for full breakdown)

- Part demolition of existing 3 bedroom dwelling. Removal of existing roof, some internal walls, some external walls to the north (rear) & west (side)
- Alterations and Additions to existing home to create a 4 bedroom dwelling with additional living space and bathrooms by way of a rear extension and a second-storey addition
- Façade overhaul for increased street appeal
- New hard and soft landscaping, predominately to the front yard for a beautified streetscape
- New semi in-ground pool with associated excavation & fencing, to rear yard, for amenity of the occupants
- New side and front fencing for safety of occupants and their pet

The proposal steps down the site, sympathetic to the terrain and in response to placement of two storey portions of neighbouring buildings.

The scale is in keeping with that of other dwellings in the area.

A variety of high-quality finishes form the external palette of the home, inspired by and in response to the coastal-urban environment.

The style is contemporary, well-articulated both horizontally and vertically, and well considered within the context.

