

STATEMENT OF MODIFICATION

for

DEVELOPMENT APPLICATION FOR NEW BALCONY ROOF, PRIVACY SCREENS + BAY WINDOW,

at

19 DAVID PLACE, SEAFORTH, NSW 2092

July 2020

The existing dwelling at 19 David Place, Seaforth is a north west facing residential block. The property currently contains a three storey, four-bedroom rendered brick dwelling, with a double space carport. There is a level grassed and landscaped area with a pool facing Richmond Road (South-East). This outdoor area is made accessible via a covered terrace at the pool level and timber stairs connecting to the balcony at ground floor level, 1 storey above. The balcony at ground level is accessed from inside the dwelling via bifold doors and is partially covered by a balcony 1 storey above on the first floor. The ground floor balcony is tiled and has a 40mm Stormtech drain system that runs along the middle, outfalling onto the terrace below through a downpipe built into the brick piers.

The proposed modifications to the existing dwelling include the construction of a new balcony roof, bay window, and privacy louvres to both ends of the existing balcony at ground level. An existing wall and joinery in the kitchen are to be removed for the bay window / window seat addition. Associated works include the removal of bifold doors and installation of new sliding doors to the terrace as well as modifications to existing tiling and drainage to accommodate the new works. No changes are proposed to the lower and upper floors of the existing dwelling.

The proposed roof and privacy louvres have been carefully designed to enhance the usability of the terrace throughout the year by providing additional shading and wet weather protection for the owners. The proposed bay window / window seat create a comfortable dining alcove with views over middle harbour. The building area, including the minor 3sqm increase in GFA, remains within the allowable area for the property and the overall scale and form of the design is appropriate to the existing dwelling. The proposal does not interfere with the general character of the area, nor does it affect neighbouring views to middle harbour.

Please refer to the Statement of Environmental Effects for more detail.