

To the Assessor of the Northern Beaches Council

This Statement of Modification has been prepared in support of a Section 4.55 Modification for the proposed modifications to the approved development at 7 Rock Bath Road PALM BEACH NSW 2108 (Lot 346 DP 16362, comprising redevelopment of the property for the purposes of a new single dwelling that incorporates partial retention of existing structure under development consent number NO2020/0355.

The minor enhancement to the design is for the Residence and do not require modification to the provisions of DA 2023/0904 as the works proposed are not specifically relevant to the provisions of this development consent for Lift and access way. For clarity outlines of this approved DA for lift and access way are outlined in the Architectural drawings

The proposed Design modifications are primarily a consequence of the subject site being no longer identified as bushfire prone under the provisions of the current Northern Beaches Bush Fire Prone Land Map 2020. The proposed addition of sun shading screens and the extension of the awning over the approved terrace provides additional function and does not increase Site Cover or alter the Approved Landscaping plans. The use of a Charred timber finish and removal of the external spiral stair is for enhanced aesthetics and the very minor adjustment to internal walls on level one only is for more open circulation.

The Ground Level Chimney has been slightly raised to provide compliance with BCA and NCC requirements as it forms part of a balustrade on the level one terrace the large terrace wall has been reduced in height to provide view from the upper level, there is no proposed increase in height to the roof in the design.

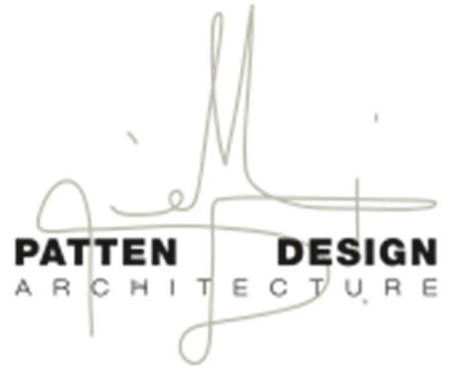
There is a proposed required addition to the Hydronic heat pump service and small water tank requirement for hot water to be located with the original pool heat pumps as located in DA 2020/0335.

I believe that the Residents of the subject site and surrounding locality will find benefit and merit in the minor cosmetic additions to the Design and consider that the proposed modifications should be assessed as "modifications involving minimal

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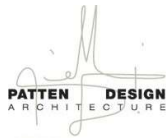
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environmental impact” The Design is reasonable and is worthy of approval by Northern Beaches Council (Council).

Please refer to the statement of environmental effects.
For any further requirements please contact me.
Best regards.

Maurice Patten, mb0428780880.
RAIA 7585



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PATTEN DESIGN ARCHITECTURE
Mob 04 28 780 880
maurice@pattendesign.com.au
www.pattendesign.com.au