

# STATEMENT OF MODIFICATION

---

15 Wandella Road, Allambie Heights

July 2024  
Issue: B

**Minor Alterations to the Approved Additions & Alterations at  
15 Wandella Road Allambie Heights.**

I act on behalf of Mr Doug Howe and Mrs Louise Pfeffer, the land owners of the property at No.15 Wandella Road, Allambie Heights (the site). On behalf of our clients, I hereby submit a Modification Application [Section 4.55(2)] which seeks consent for minor alterations to the existing DA approval (DA2023/1604).

## **1 DESCRIPTION OF THE PROPOSAL**

A recent Development Approval (DA2023/1604), has been granted consent for a second storey addition to the existing building.

### **1.0 Overview of the Modification**

The proposed modification application incorporates the following:

- Center approved main bay window (East Facing Window) of the Master Bedroom on the First Floor Addition (shift window 77mm to the South).
- New skylights to approved first floor bathroom and master bedroom ensuite.
- Align approved Southern Wall of the First Floor addition over the existing brick wall below (shift entire first floor Southern wall 180mm to the South).  
Shift eave and roof hip 180mm accordingly to accommodate proposed wall realignment.
- Delete approved awning over the rear deck/door.

**It is confirmed that no building works have commenced, in part or in full.**

We trust that this information is sufficient to enable a prompt assessment of the proposed modification to the approved development. Should you require any additional information, please do not hesitate to contact the undersigned.

Yours faithfully,  
Antonios Sofios  
Director. Nominated Architect NSW ARB. 12337  
Master of Architecture  
Bachelor of Design in Architecture



#### **Disclaimer**

*Statements and information including figures contained in this document are based on sources which are believed to be reliable and correct. Although we have no reason to doubt the accuracy and reliability of the statements and information, no responsibility is assumed by us or any of our staff or consultants for any mis-statement omission or error and interested persons should rely on their own enquiries.*