



ILARIO G. CORTESE ARCHITECTS PTY LTD

ABN 30 059 491 182

Suite 5, 681 Burke Rd, Camberwell, Vic. 3124

Tel: +613 9813 1727 +613 9882 2782

Email: info@cortesearchitects.com.au

STATEMENT OF MODIFICATION

22/07/2022

Northern Beaches Council

Application No. Mod2022/0387 - PAN-241651

Address: 12 Montpelier Place MANLY

To whom it may concern,

We are the architects for this project and write in response to the above request for further information regarding the modification to the upstairs window screen outside first floor Bedroom 2, southeast corner.

The screen was conceived and a privacy device for our clients benefit to shield that bedroom from view from Montpelier Place, not to prevent our clients from overlooking others (there is no concern in that regard).

The original approved application showed the screen aligned with the window and just proud of the wall line.

The client later decided they would prefer the screen not to obscure the view to their rear garden and a subsequent amendment to the application was made in June 2021 for the screen to become cantilevered and perpendicular to the building line.

Advice from the builder and engineer in the interim has steered us away from that solution due to wind loadings and fixings methods. So it is intended to revert back to the previous approved design intent, though with a somewhat shorter screen so the client maintains some degree of privacy and some aspect to their rear garden.

There will be no adverse effect on any interested party.

The works have not yet been undertaken.

Yours Faithfully

Ilario G Cortese

