

STATEMENT OF MODIFICATIONS AND ENVIRONMENTAL EFFECTS

For Alterations and Additions at
5 Florida Road, Palm Beach
D.A. No. 2019/0847

Introduction

This Statement of Modifications and Environmental Effects accompanies amended drawings prepared by Beecraft P/L Drg.No. 07-19-FLO Sheets 1A (unchanged), 2 (unchanged), 3A, 4B – 8B, 9 (unchanged), 10A – 11A. The original development consent was determined on 21/11/2019 and allowed for alterations and additions to the existing one and two storey dwelling house.

List of Proposed Modifications and Effects

This application seeks approval for the following revisions to the original development consent:

- **Modification : Extend approved bedroom and ensuite addition at ground floor level by 800mm to the rear.**

Effects : The additional structure is minor in size (less than 3m²) and will be located over an area that currently contains a deck and patchy lawn.

The new structure is single storey and concealed from the adjoining property by existing vegetation and stone bank extending along the rear of the addition. Shadow cast by the additional portion of structure will strike the underside of the adjoining properties deck in the morning before moving onto the subject property for the remainder of the day.

- **Modification : Add skylight to ensuite.**

Effects : Nil.

- **Modification : Alter approved highlight window (W5) to southwest wall of ground floor bedroom addition.**

Effects : The altered window is generally the same size as the approved window but a different shape. The window has a high sill height that prevents any cross-viewing towards adjoining property.