

March 2023

## STATEMENT OF MODIFICATION

### Schedule of changes for section 4.55 modification application – issue B

To Mod2022/0148 approved on 19 May 2022  
41 & 43 Beach Road, Collaroy

The proposal aims to minimise the footprint of the design and decrease the overall gross floor area.

#### GFA:

- Basement GFA changed from 73.4m<sup>2</sup> to 64m<sup>2</sup>
- Ground floor GFA changed from 394.5m<sup>2</sup> to 385m<sup>2</sup>
- First floor GFA changed from 278.7 m<sup>2</sup> to 208m<sup>2</sup>
- Total FSR (including basement) changed from 0.485:1 to 0.43:1

#### General:

- Internal layout for ground and first floors has been amended
- Window type and location has been reconfigured
- Lift has been removed

#### Basement:

- Basement north wall adjacent to stair moved south by 1370mm
- Basement north wall (entry) moved south by 900mm
- Basement west wall moved out by 686mm
- Basement west wall (plant room) moved in by 880mm

#### Ground Floor:

- GF north wing: western wall moved 4608mm to the east
- New timber screen in front of DG.19 and WG.11 and south wall of northern wing
- Wall north of stair from basement to GF moved south by 840mm
- South wing stairs from GF to FF moved south by 300mm
- Dining room wall with WG.03 moved north by 2000mm
- North wing stairs to first floor moved east by 100mm
- Low retaining wall added along northern boundary
- North wing rumpus room has been removed and replaced with bedroom 06
- North wing laundry adjacent to guest bedroom has been relocated
- South wing laundry and WC adjacent to kitchen reconfigured
- South wing kitchen / dining reconfigured

- Basement southern stairs to beach reconfigured
- Basement new curved retaining wall
- Pool paving amended
- Bin storage added to northwest corner of site
- Landscape design modified
- Western street facing boundary fence height raised to 1600mm from 1200mm

#### First Floor:

- FF north wing reduced from 30870mm to 21407mm (eastern wall moved in by 963 mm and western wall moved in by 8500mm)
- FF south wing reduced from 18405 to 13995mm (eastern wall moved in by 2160mm and western wall moved in by 2250mm)
- FF decks have been removed
- North wing bedroom 2 and bath removed, ensuite added to bedroom 03
- South wing walk-in-robe reconfigured
- Plant pots have been removed from first floor

#### Roof

- North wing roof reduced in length by 7600mm from 32115mm to 24515mm
- South wing roof reduced in length by 4110mm from 19905mm to 15795mm
- Eaves lengths amended
- Roof over entry path amended
- All skylights have been removed
- Faceted roof form simplified
- South wing roof changed to match adjacent metal roof
- New solar panels

#### **The following plans have been amended to match the updated proposal:**

DA 100 – B - Site and Roof Floor Plan  
 DA 110 – B - Basement Plan  
 DA 120 – B - Ground Floor Plan  
 DA 130 – B - Proposed First Floor Plan  
 DA 200 – B - North & East Elevations Proposed  
 DA 210 – B - South & West Elevations Proposed  
 DA 300 – B - Sections A-A'  
 DA 310 – B - Sections B-B'

S4.55 100 – B - Site and Roof Floor Plan  
 S4.55 110 – B - Basement Plan  
 S4.55 120 – B - Ground Floor Plan  
 S4.55 130 – B - First Floor Plan  
 S4.55 200 – B - North & East Elevations Proposed  
 S4.55 210 – B - South & West Elevations Proposed  
 S4.55 300 – B - Sections A-A E-E

Yours faithfully,

Virginia Kerridge  
 Principal