



A Statement of Modification for the proposed deck at:

7 RONALD AVE, FRESHWATER

The Modifications to the approved development application are:

1. Deck roof raised – Previously Approved plans roof designed too low. The existing upstairs addition ceiling height is only 2.4m and to continue the deck roof at the same pitch and in the same plane will create a ceiling height at the end of the deck (striking point) of only 1.9m high from finished deck level. The modified roof is proposed to sit on top of the existing roof. This will allow a modest 2.4m high ceiling at the striking point. No adverse effects to neighbours.
2. Access stairs to the backyard have been relocated from the side of the deck to the front. This will create more privacy for all neighbouring properties because the 1.7m high privacy screen can be continuous along the Southern elevation. This modification will improve privacy.
3. Increase deck depth from 3.0m to 3.5m. Improving the useability of the proposed deck. No adverse effects to neighbours.

In view of the above minor modifications Council approval is recommended.

Thank you,

Marcus Betts

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