

STATEMENT OF MODIFICATIONS AND ENVIRONMENTAL EFFECTS

For Alterations and Additions at
129 Rickard Road, North Narrabeen
D.A. No. 2021/1634
MARCH 2025

Introduction

This Statement of Modifications and Environmental Effects accompanies amended architectural drawings prepared by Network Design Drg. No.07-21-RIC sheets 1A, 2C – 9C 12C – 14C and 16C. The original development consent was determined on 28/10/21 and allowed for alterations and additions to a dwelling house including a secondary dwelling.

List of Proposed Modifications and Effects

This Section 4.55 application seeks approval for the following revisions:

LEVEL 3 – EXISTING RESIDENCE MAIN LIVING LEVEL

- **Modification:** Delete previously approved widening of middle bedroom and associated modification to the original hipped roof form to accommodate the widening.
Effects: Reduces previously approved additional bulk to both house and roof structure. Allows existing established garden in that vicinity to be maintained.
- **Modification:** Delete ensuite window and window to southeast wall of front bedroom.
Effects: Eliminates any cross-viewing opportunities towards adjoining residence.
- **Modification:** Approved window to rear wall of rear bedroom deleted.
Effects: Nil.
- **Modification:** Changes to internal layout including deletion of hallway through middle bedroom and relocation of entry into new front bedroom from living, new bathroom layout, removal of existing redundant fireplace.
Effects: Nil.
- **Modification:** New frosted windows with limited opening to northwest side of new balcony.
Effects: The new frosted windows will be limited to an opening angle of 30 degrees restricting any cross-viewing towards the adjoining residence. The windows will replace the previously approved solid wall that only extended part way along the balcony and handrail along the remainder. We submit the new limited opening frosted window proposal will provide better privacy control.

MAIN RESIDENCE ENTRY DECK AND STAIRS

- **Modification:** Delete previously approved entry deck and staircase retaining existing on ground entry patio and stairs.
Effects: Avoids disturbance to existing natural surface allowing existing established gardens in that vicinity to remain.

EXTERNAL CLADDING OF MAIN RESIDENCE

- **Modification:** Delete previously approved colorbond metal standing seam cladding. Replace with FC sheet cladding with vertical batten detail. Refer to Schedule of Finishes.
Effects: The revised external FC cladding will constitute a more traditional finish. Visually inclusive of the proposed batten detail it will look similar to the previously approved metal cladding.