

## **Statement of Modification**

**Application numbers:** DA2021/1742 and Mod2022/0184

**Address:** Lot 1 DP 9599013, 24 Lauderdale Avenue Fairlight NSW 2094

**Proposed Development:** Alterations and additions to a dwelling house including a swimming pool

We would like to make an application to correct a minor error, incorrect description or miscalculation under section 4.55(1) to remove 'Condition 7A. External Finishes to Roof' of the approval of Mod2022/0184 which specifies that the external finish to the roof have a medium to dark colour range.

The original application, which was determined on 5 November 2021, clearly specifies that the roof finish will be surfmist (please see pages 4, 5, 6 and 7 of the attached stamped plans where I have highlighted where this is outlined and the schedule of finishes- picture 3 which shows the roofing colour) which is classified as a light colour (it has a solar absorptance of 0.32 and Volume Two of NCC 2019 classifies roof colours with a solar absorptance of less than or equal to 0.40 as light).

This condition was only included as part of the determination of the Modification Application which was determined on 24 May 2022, after construction had commenced and the surfmist coloured roofing had been ordered.

We would like to propose that this condition be removed given the following circumstances:

- The original application clearly indicated that the new roofing would be surfmist, it is inappropriate to introduce an additional condition at this time, given that construction has commenced, a Construction Certificate has been issued and we have spent a significant amount of money on new roofing on the basis of the approval given under the original application.
- The existing roofing which is partly being replaced is already light in colour, so there will be no additional adverse impact to our neighbours in terms of glare.
- Much of the original roofing will remain, so there will be aesthetic implications of having half a light coloured roof and half a medium or dark coloured roof.
- We would prefer a light roof given the significant energy efficiency implications which we know is also a priority for Northern Beaches Council.

Given that this situation is not of our making and has caused significant cost and time penalties to us to date, we would appreciate your assistance toward a favourable resolution and would like to request that this application is processed on an expedited basis with no additional fees being payable.