



## STATEMENT OF MODIFICATION

05/11/2021

RE: Application Number: Mod2021/0864

Project Address: Lot 52 DP 22369, 6 Hillcrest Place, North Manly NSW 2100

To whom it may concern,

This application seeks to clarify the balustrading heights along the southern boundary of the proposed works. The new finished ground / floor levels are split across two levels, so the respective balustrading / screening is proposed to do the same. The natural ground line is considerably lower so these works are both a privacy and safety (fall prevention) consideration for the development.

Aesthetically, the materials and finishes are to match the already approved DA and Modification; being a combination of rendered masonry and vertical timber battens. As with most residential side boundary fences the total height proposed is 1.8m. We note it *will not* be visible from the street due to the sloping terrain.

This modification does not seek to change any previous conditions, nor does it impact the adjoining and/or nearby properties. The private certifier on the project has simply requested these clarifications be made formally with Council, for clarity of certification.

Please note this project is currently under construction, so should an inspection be required please contact Construction Manager, Michael Bourke from our office to arrange.

Regards,

Natasha Grice  
Project Architect  
0418 146 490

**CADENCE & CO. PTY LTD**

ABN – 63 167 270 788 | **Building Licence Number** – 266806C

**Nominated Architect** – Sam Samarghandi | **Registration Number** – 9112

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