



Statement of Modification of The Proposed Works

32A Nareen Parade, North Narrabeen, 2101
(LOT 421, DP 1004511)

4.55 AMENDMENT
ALTERATIONS AND ADDITIONS
TO A DWELLING AND A NEW SECONDARY DWELLING

MARCH 2025

SUBMITTED TO
NORTHERN BEACHES COUNCIL

PREPARED FOR
Mr & Mrs PARKER

PREPARED BY



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1. Description of the Original Proposal

Application Number: DA2023/1617

Address: Lot 421 DP 1004511 , 32 A Nareen Parade, NORTH NARRABEEN
NSW 2101

Proposed Development: Alterations and additions to a dwelling house including secondary dwelling

2. Details of Modifications

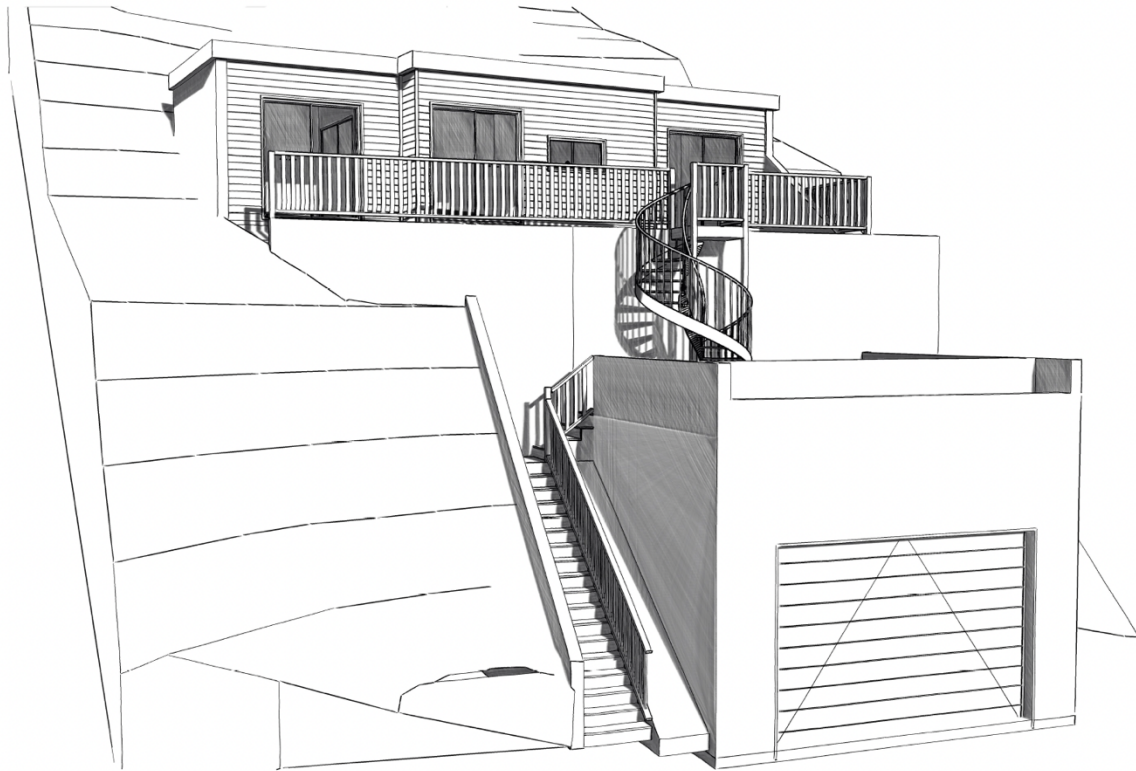
1.1 Proposed works

The proposed development seeks an amendment under Section 4.55 to the approved Development Application DA2023/1617. The amendment involves several minor adjustments, including lowering the finished floor level (FFL) of the proposed double garage. This modification is primarily intended to ensure alignment with the proposed design for the Driveway Remediation and Drainage Works, as specified in the SCD Shire Civil Design.

In addition to these changes, there are revisions to the internal layout of the secondary dwelling, which include the incorporation of an additional window. These internal adjustments aim to improve the functionality and natural light within the dwelling.

Furthermore, the proposal includes the addition of additional retaining walls, which are necessary for site stability and landscape management. Detailed structural engineering plans for these retaining walls will be provided as part of the application, ensuring that they are designed and constructed in accordance with relevant engineering standards.

3. Impact of Changes



The proposed changes are considered to have a minimal impact on the overall approval. The adjustments, including the lowering of the finished floor level of the double garage, internal modifications to the secondary dwelling, and the addition of retaining walls, do not significantly alter the original scope or intent of the approved development. The design modifications have been carefully planned to ensure they align with the existing approval, with no adverse effects anticipated on the surrounding environment or the integrity of the original development. Consequently, these changes are not expected to result in any material impact on the approval or the community.

4. Justification for Changes

In conclusion, the proposed amendments to the approved development application are minor in nature and do not substantially alter the overall design or impact of the development. The changes, including adjustments to the double garage, internal modifications to the secondary dwelling, and the addition of retaining walls, are carefully considered to ensure they remain consistent with the original approval. With these amendments, we believe the development will continue to meet the objectives and requirements set by Northern Beaches Council, and we respectfully seek the Council's approval for these modifications.

Your Faithfully,

Ryan Cribb

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