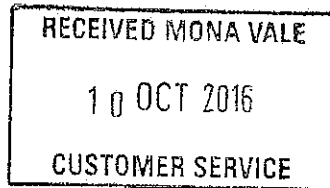


PITTWATER COUNCIL DEVELOPMENT and PLANNING

10th October 2016

3 Bilgola TCE BILGOLA

2017



REF: 3 BILGOLA TERRACE; N0302/12, Section 96 application

TO WHOM IT MAY CONCERN: STATEMENT of REASON and EFFECT on
CONDITIONS of APPROVAL for S-96 SUBMITTED

My original DA as submitted and approved , which included in the Lower Ground Floor a separate dwelling/granny flat which , when finished I intended to rent out to assist me with paying for the cost of loan for the renovations.

I am now in a financial position to not need to rent out the Granny Flat when complete- so I wish to change the Lower Ground Floor plan to remove the Granny Flat provision and incorporate this as part of the whole house - i.e. as a single dwelling, with the required 2 access points for the Lower Ground Level room included in modified plans submitted.

As part of this modification to a single dwelling (and removal of separate dwelling) - it will impact Condition of Approval B. Section 10., and as the changes then create a single dwelling (without a secondary dwelling component) it will be a Class 1 building and the Class 2 building fire rating requirements are not required.

Nothing else is changing in the plans.



Regards, Guy Treloar