

Modification to Development Consent

Schedule of Changes

Development Consent DA2019/0030

MOD 2020/0103

17 Dakara Drive, Frenchs Forest

Lot10, DP230246

Original Assessment Officer: Penny Wood Planner

Details of Changes Requested, and Outline of Amended Plans

The modifications relate to the approved dwelling alterations and additions approved under DA2019/0030 at 17 Dakara Drive Frenchs Forest. The proposed modification is intended to have minimal additional environmental impact and be essentially the same development as approved.

Aim/Purpose

The aim of the modification is to make minor alterations to the approved development.

Modifications to the approved plans and documents include:

All the proposed modifications are shown on the plans prepared by Precision Planning

(#191, Revision C) the architectural plans have been revised as per the following:

Section 4.55 - **Modifications to Plans**

- ground floor design modified
- first floor design modified
- structural engineering modified
- garage retained (but modified)
- windows/doors glazing schedule modified
- introduced void and ducting
- calculations revised
- BASIX revised

Modifications to the Conditions of Consent include:

No conditions sought for modification – original conditions have been achieved (and generally noted on the plans) within the existing Construction Certificate to TWBA certifiers: NB: Construction Certificate is yet to be issued.

Environmental Effects/Impacts as a Result of the Modification

Shadow Diagrams

reduced parapet height to building height - shadow diagrams have been modified.

Floor Area

Reduced in size due to modification.

Building Height

Reduced modification from approved.

Views

No modification from approved.

Private Open Space & Landscaping

Calculations have been revised due to re-design.

Front Setback

To be retained as existing **garage** location not modified.

Solar Access

reduced modification from approved.

Any questions please don't hesitate to contact me.

Written: Daniel Sutton

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Dated: June 2021