

26 July 2024

Modified 16 August 2024

Modification shown in Blue

Application Number: DA2023/1448, PAN-377827

Address: Lot 25 DP 805, 38 Bower St Manly NSW 2095

Proposed Works: Alterations to Approved DA

Date of DA Determination: 13/12/2023

STATEMENT OF MODIFICATION

Works have partially commenced on site at 38 Bower Street in line with the approved DA2023/1448 and the construction certificate CFT-524995. This modification seeks to make the below amendments to the approved plans.

The below listing outlines the following changes that are proposed in the architectural documentation and consultant reports from the approved DA listed above. The following consultant reports have been amended to include the proposed works shown including Landscape, Stormwater, Cost Report, Arborist Report, BASIX, Geotechnical.

Site:

- Modification to the approved spa, including modifications to the plantings
- South Elevation: Modification to the existing masonry and timber fence

Basement Level:

- Basement partial enclosure with a proposed bathroom and architectural detailing to approved openings
- Minor demolition to west elevation at the plant room for louvres for mechanical ventilation of plant room
- Addition of underground rainwater tank to comply with BASIX

Lower Ground Level:

- Excavation for plant room, comms room, and storage room
- West and East Elevation: Demolition and replacement of existing non-compliant masonry in place with reinforced masonry
- Demolition and replacement of existing northern glass balustrade, addition of small balustrade adjacent to WL.G.01
- Columnar & beam support at the lower ground external terrace to rectify structural issues in the existing ground floor terrace slab above
- Brick privacy screen at north lower ground terrace and west window WL.G.01
- Approved west external stairs material amended to in-situ concrete
- Modification to the planting along the western access

Ground Level:

- Internal layout amendments and wall construction type including new stair void access, modified positions of bedroom and amenities
- Demolition and replacement of existing northern glass balustrade
- West and East Elevation: Demolition and replacement of existing non-compliant masonry in place with reinforced masonry
- Brick privacy screen at north ground terrace and west window WG.04 and new window WG.11
- Approved west external stairs material amended to in-situ concrete
- Inclusion of additional windows along west elevation to suit internal layout amendments, inclusion of north window at the garage
- Modification to the house front door entrance
- Modification to the planters behind the approved garage
- North Elevation awning extension to align with privacy screen and existing balcony projection

First Floor Level:

- Internal layout amendments including new stair access
- External wall construction and finish type
- Modification of ground floor roof structure requiring upstand, upstand below approved First Floor Terrace planter
- Brick privacy screen at north living room window
- Inclusion of additional skylight to southern bedroom
- Chimney flue raised to comply with horizontal and vertical projection requirements per Northern Beaches Council requirements
- Modification to existing roof extent to infill missing corner