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Statement of Modification

FOR

ALTERATIONS & ADDITIONS TO A DWELLING HOUSE

FOR

Stephanie and Jeff Law

AT

6 Wattle Ave, Fairlight

DA APPLICATION NUMBER: DA6/2016

29 March 2021

Introduction

This Statement of Modification outlines changes proposed to DA consent No: DA 6/2016 for proposed alterations and additions to a dwelling house at 6 Wattle Ave, Fairlight NSW 2093.

Proposed modifications and impacts

A) Description of the proposed modifications to the development consent

BASEMENT

The basement storeroom will extend 2040mm towards rear boundary beyond what was approved in the previous DA.

The storeroom will contain a bathroom and laundry.

The proposed doors are similar in scale but the positions of the bifold and hinged door on the north elevation will switch.

GROUND FLOOR

New bifold doors are proposed to replace existing bifold door and window. The new door will be 6.25m wide replacing the existing 3.120m door and 2.7m window.

B) Description of the expected impacts of the modification; and

The proposed changes offer improved storage capacity for the dwelling including bicycles and outdoor equipment.

The proposed wet areas offer improved amenity for those using the pool.

The proposed ground floor door gives better access and amenity to the existing deck and improves district views.

C) Description as to how the development (as modified) will remain substantially the same as the approved development.

The changes have minimal impact on thermal performance (as evidenced by the attached revised BASIX). The proposed amount of glazing and orientation in the basement does not change and on the ground floor only increases by xxxm

The proposed changes do not impact on privacy or solar access of any adjoining properties.

The proposed changes do not impact on landscaped area or stormwater as the area being built upon is currently hard surface, tiled patio.

The overall building shape, height and form remain unchanged.