

GEOFFREY P KENDALL

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24 January, 2021

STATEMENT OF MODIFICATION

Mr Rodney Piggott
Development Assessment Manager
Northern Beaches Council

Re: 38 Alma St Clontarf DA 164/2010 s.96(2)

Attached is a s4.55 application to slightly modify the above DA to get a final OC issued.

The issues relate to the following:

1. ANS03 in the Notice of Determination dated 22 July 2015 required a window be installed on the First Floor on the Eastern side and the relocation of the entry steps to be underneath the pool. Both have been implemented as indicated in the attached plans.
2. Several minor changes that were approved were not made in order to save costs. This involved keeping the original Kitchen wall on the Western side and the original Living Room wall on the Eastern side. Neither is a significant change to the overall floor plan.
3. Some internal reconfiguration was done to the bedroom on the First Floor and the bedrooms on the Ground Floor. Instead of creating 3 bedrooms with 2 bathrooms on the Ground Floor, I retained the original footprint of 2 bedrooms with 2 bathrooms.

The modifications in 1 are as required by Council. The modifications in 2 and 3 do **not** negatively impact:

1. the overall height of the property;
2. any neighbour's views or amenity in any way;
3. the overall look of the property from the street.

The private certifier has indicated that these are the final issues to be approved prior to enabling the grant of a final occupation certificate, and so your prompt attention to this matter would be much appreciated.

Contact details are as follows should you wish to discuss the matter any further:

Certifier Tim West of TWBA
Tel: 02 9659 0593
Email: tim@twba.com.au

Yours sincerely,

Geoff Kendall
Property Owner