

STATEMENT OF MODIFICATIONS AND EFFECTS

For Alterations and Additions at
40 Monash Parade, Dee Why
D.A. No. 2017/0400

Introduction

This Statement of Modifications and Environmental Effects accompanies amended architectural drawings prepared by Network Design Drg.No. 08-16-MON sheets 1B – 6B.

The original development consent was determined on 28/08/2017 and allowed for alterations and additions to the existing two storey house.

A subsequent Section 4.55 application (Mod 2016/069) for minor revisions to approved glazing was approved on 20/05/2019.

List of Proposed Modifications and Effects

This application seeks approval for the following revisions to the original development consent:

GROUND FLOOR

- **Modification: Relocate approved ensuite to allow existing balcony at rear to be retained.**

Effects: The modification deletes a previously approved addition over an existing balcony at the rear of the building. This modification will allow the existing built structure at this level apart from window and door changes to remain unchanged.

- **Modification: Alter approved internal wall layout.**

Effects: The modification will result in minor movements of approved windows and doors. The revised window and door positions are generally in the same vicinity as those previously approved and will not result in any additional overlooking opportunities. The internal layout changes also include relocating the internal access stairs and moving the front entry door towards the west.

FIRST FLOOR

- **Modification: Alter format of glazing along northern and eastern elevations.**

Effects: The modification includes introducing external sliding doors into the northeast corner of the dining room replacing previously approved bifold windows. The glazing revisions retain the same amount of glazing in the same locations as previously approved windows and will not therefore result in any additional overlooking opportunities to what was previously approved.

- **Modification: Relocate approved internal access stairs.**

Effects: The modification results in the stairs now being located in the middle of the structure away from the previous location adjacent the southern side wall. A previously approved window in that location has been deleted. The stair change allows the pantry and adjoining bedroom to be enlarged.

- **Modification: Decrease the eastern roof eave width.**

Effects: Technically the small reduction in width will reduce shadowing on the southern property during the morning period.