

Section 96 Modifications Statement of Change

PROPOSED ALTERATIONS AND ADDITIONS

12 TORONTO AVENUE, CROMER

28 JANUARY, 2015

FOR

Simon Gee and Coral Betts

Proposed Development: Alterations and Additions to existing dwelling house

Land (Address): Lot 1, DP 514220, 12 Toronto Avenue, Cromer

Application Number: DA2014/0612, mod 2014/0203

Applicant Name and Address: Simon Gee & Coral Betts, 12 Toronto Avenue, Cromer

DETERMINATION APPROVED on (Date): 2 September, 2014.

• **THE REVISED PROPOSAL**

1. Modifications to Upper Level. Room originally shown as En-suite now altered to new Office. Rooms originally shown as Study 2 and Dressing now altered to En-suite for Main Bedroom.
2. Window W5 modified.
3. Window W15 deleted.
4. Window W16 modified

• **DOCUMENTATION PROVIDED**

The following documentation is provided to be incorporated in the Section 96 application;

Revised drawing N2B – Schedules & Basix Notes
Revised drawing A1B – Proposed Upper Floor Plan
Revised drawing A3B – Elevations – Sheet 1 of 2
Revised drawing A4A – Elevations – Sheet 2 of 2
Revised Basix Certificate V3
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• **DOCUMENT EXCLUSIONS**

All other DA approved drawings not listed above are excluded from this application, as they display no modifications.

Survey drawing – not required as Section 96 modifications are Upper Level or internal only.

- **CONCLUSION**

The revised proposal at 12 Toronto Avenue, Cromer incorporates mainly internal changes and will therefore remain aesthetically pleasing, and continue to improve the functionality of the site. The proposed modifications to external windows will not have any additional adverse impact on neighbouring residences in respect to loss of privacy or to the natural environment

Accordingly it is requested that this Section 96 application be favourably determined by Council at the earliest opportunity.

