

Statement of Modification For 17 TUTUS STREET, BALGOWLAH HEIGHTS

Development Application (DA): DA 121/11

Date of Determination: 17/11/2011

Modification Application (MOD): M 2020/0092

Date of Determination: 01/05/2020

This Statement of Modification accompanies the Section 4.55 application of the Approved Development Consent (DA121/2011) and the Approved Section 4.55 application Mod2020/0092 for 17 Tutus Street in Balgowlah heights, which was granted for demolition of existing, construction of a new two-level dwelling, basement level including a double garage, terraces, cabana, swimming pool and landscaping. The development application was approved by Northern Beaches Council on 17 November 2011.

This document outlines all proposed modifications to the approved development application (DA) and (S455) and discusses their impacts on relevant planning controls, as well as on adjoining or nearby properties.

The modifications are clouded in green and highlighted on the amended plans (Revision D) prepared by Designed 2 You, dated 18 December 2024. The proposed modifications include:

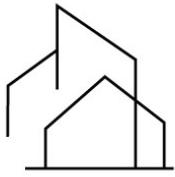
Proposed Modifications

Basement Level

- **No Changes Proposed.**

Ground Floor Level

1. **Bedroom 1 Extension:** Extend Bedroom 1 by 1.9 meters towards the rear of the property.
 2. **Window Adjustments:**
 - Relocate Window No. 09.
 - Add an additional window (Window No. 08a) in Bedroom 1.
 - Rename Window No. 08 to Window No. 08b.
 3. **Privacy Screen:** Move privacy screen to the retaining wall in lieu of positioning it along the external stair.
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First Floor Level

1. Internal Layout Modifications:

- Convert the existing walk-in robe (WIR) and en-suite into a casual living room.
- Relocate the walk-in robe behind the master bedroom.
- Move the en-suite to the study room.

2. Balcony Adjustments:

- Add a balcony extending from the casual living room.
- Install a Juliette balcony extending from the master bedroom.

3. Window and Door Revisions:

- Expand Window No. 29 by 500mm and reposition it to the center of the room.
- Reduce the size of Window No. 26.
- Relocate Window No. 28.
- Add a new door to the master bedroom for direct backyard access.

4. Master Bedroom Rear Wall: Extend the rear wall to align with the deck edge, converting the deck area into part of the master bedroom.

5. Roof and Cladding:

- Install new roofing over the balcony and master bedroom, ensuring seamless integration with the existing roof structure and maintaining approved roof heights.
- Apply new cladding where specified.

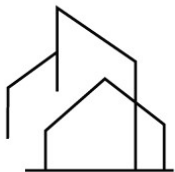
Impact Assessment

1. Planning Controls:

- The proposed changes maintain compliance with the council's height, floor space ratio, and setback requirements. They align with the intent of the original approval while enhancing the functional use of internal spaces.

2. Adjoining or Nearby Properties:

- The relocation of windows and privacy screens reduces potential privacy concerns for neighbours.
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DESIGNED 2 YOU

BUILDING DESIGN

- Extending Bedroom 1 and the Master Bedroom's rear wall has minimal overshadowing or visual bulk impacts due to the modest scale of these extensions.
- The addition of a Juliette balcony and casual living room balcony enhances residential amenity without adversely impacting neighbouring properties.

3. **Structural Integration:**

- The modifications ensure all new elements, including cladding and roofing, are seamlessly integrated with existing structures, maintaining the architectural coherence of the building.

Should you require any further information, please do not hesitate to contact me on my email, info.d2y@gmail.com or mobile 0424 350 038.

Kind Regards,

Adrian Joon.