

STATEMENT OF MODIFICATION

FOR

**SECTION 4.55 MODIFICATION TO DEVELOPMENT CONSENT
(DA2018/0805)**

FOR

**Alterations to Existing Dwelling & Addition of
60SQM (Internal) Attached Secondary
Dwelling**

1 Reid Avenue, Narrabeen

Prepared for

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By

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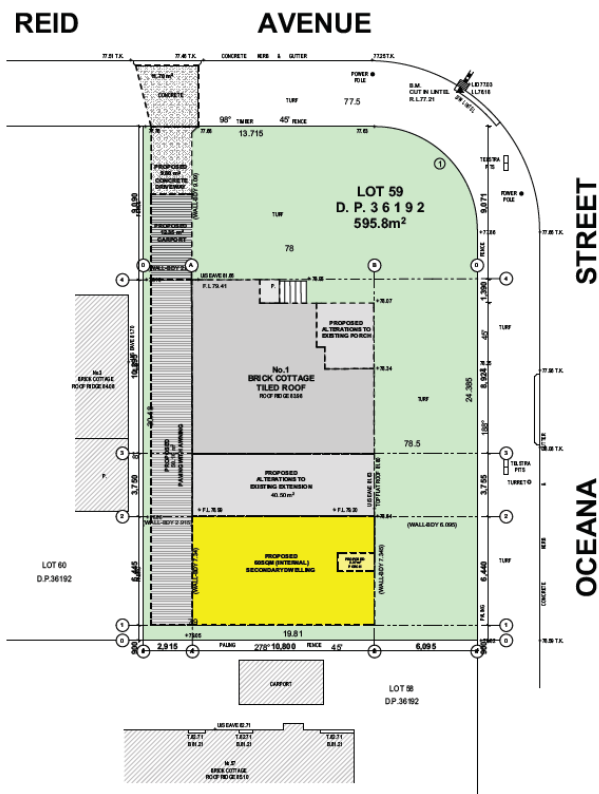


Figure 1: Site Plan proposed in the Development Application DA2018/0805

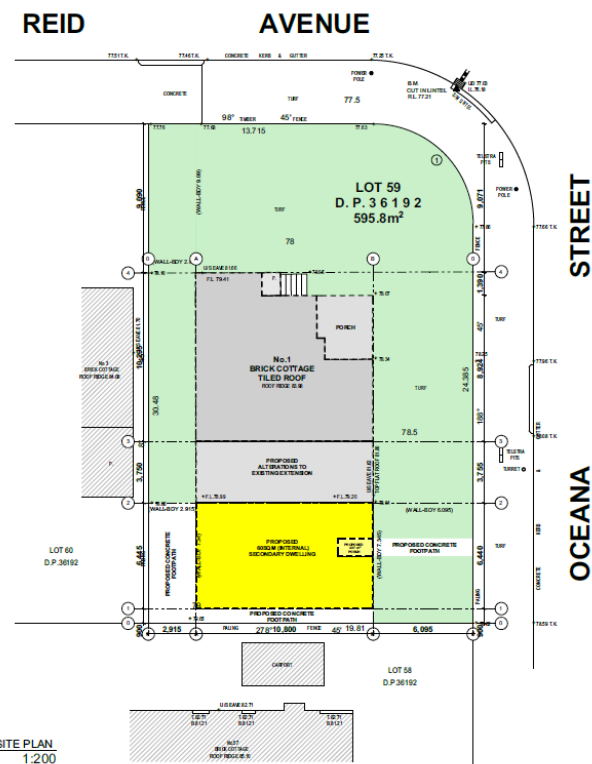


Figure 2: Site plan proposed in the Modification to Development Consent

Figure 1 is the site plan lodged in the development application DA 2018/0805, while Figure 2 is the proposed site plan for the modification of the approved consent.

Figure 1 Development Application DA2018/0805

In the development application DA2018/0805, the below are proposed:

- Addition of awning with paving
- Addition of carport with concrete driveway
- Reconstruction of crossover
- Addition of secondary dwelling attached existing extension
- Alteration of existing porch to bedroom
- Addition of two bedrooms with ensuite, and a study room in the existing extension
- Alteration of existing roof by constructing a new roof for existing dwelling, extension and proposed secondary dwelling

Figure 2 Modification to Development Consent DA2018/0805

In the application of modification to development consent, the proposed works in the below are deducted.

- Addition of awning with paving
- Addition of carport with concrete driveway
- Reconstruction of crossover
- Alteration of existing porch to bedroom
- Addition of two bedrooms with ensuite, and a study room in the existing extension
- Alteration of existing roof by constructing a new roof for existing dwelling, extension and proposed secondary dwelling

The works remained in this proposal:

- Addition of secondary dwelling attached existing extension
- Alteration of the roof of existing extension by constructing a new colorbond roof for existing extension and secondary dwelling
- Construction of concrete footpath around the secondary dwelling
- Addition of a window in the toilet of existing extension as the existing window and door will be blocked

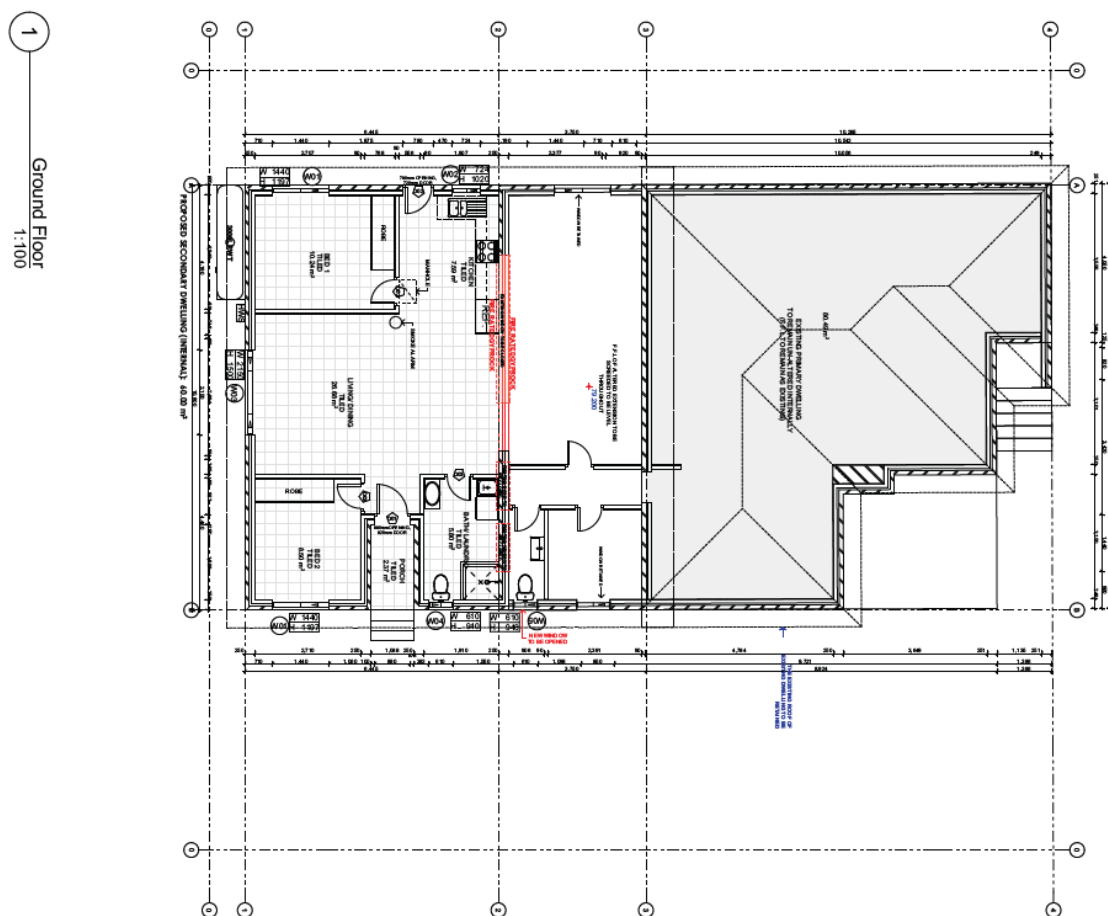
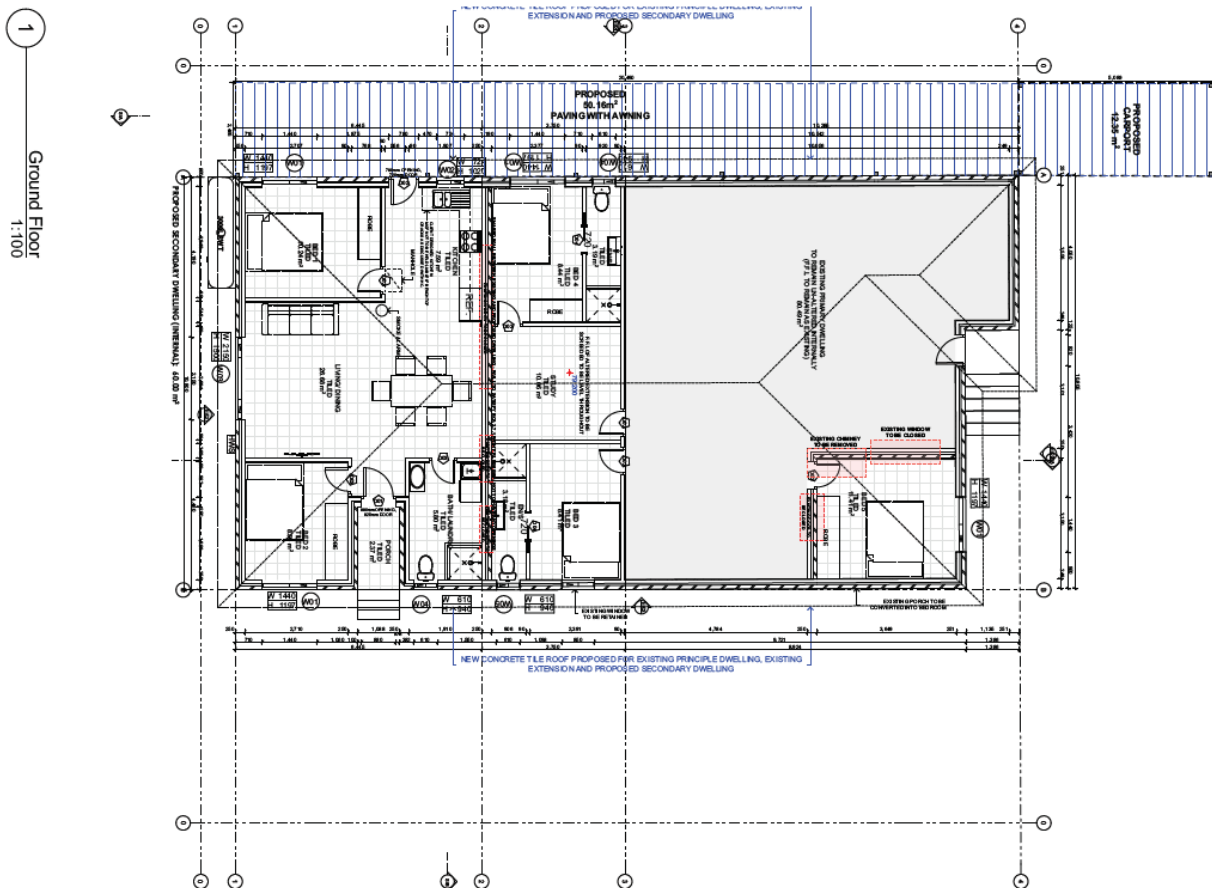


Figure 3 is the floor plan lodged in the development application DA 2018/0805, while Figure 4 is the proposed floor plan for the modification of the approved consent.

As shown in Figure 4, the alteration to existing porch, addition of awning with paving, carport, and two bedrooms with ensuite and study room in the existing extension are deducted from the approved consent DA2018/0805. Furthermore, the roof for the main dwelling will be retained. While the roof for the existing extension will be removed, and a new roof for the secondary dwelling and existing extension will be constructed.

CONCLUSION

As per the description above, the location of secondary dwelling and the setbacks are retained. Also, as the roof of the main dwelling will be retained, the proposed building height will be reduced, which will reduce the impact on adjoining or nearby properties.

Furthermore, by retaining the porch and roof of the existing dwelling, the streetscape from Reid Avenue will be remained, while the streetscape from Oceana Street will also be retained.

Hence, it can be believed that proposed modification to approved consent DA2018/0805 will not impact the relevant planning controls, and the impacts on adjoining or nearby properties will also be reduced.

We hope to be working with Northern Beaches Council for this outcome and hope this outcome will be positive for both of us.

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