

April 2023

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ARCHITECT

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STATEMENT OF MODIFICATION

Schedule of changes for section 4.55 modification application – issue A

To DA2021/2045 approved on 25 January 2022
23 Kangaroo Street, Manly

The proposal aims to reduce the roof ridge height and alter the roof form.

Ground Floor:

- Bathroom enlarged to allow for the inclusion of a shower
- DG-01 reduced in size, from 2000mm to 1000mm
- DG-03 to be external sliding instead of cavity doors
- Internal balustrade to be metal instead of timber

Roof

- Roof form amended
- Roof ridge decreased by 1036mm from RL39.46 to RL38.42
- High windows on east and west facades removed
- Skylight location amended to match shower location

The following plans have been amended to match the updated proposal:

DA 100 – B - Proposed Site Plan
DA 110 – B - Proposed Lower Ground Floor Plan
DA 120 – B - Proposed Ground Floor Plan
DA 130 – B - Proposed Roof Plan
DA 200 – B - Proposed Elevations
DA 300 – B - Proposed Sections
DA 504 – B – Proposed Shadow June 9am
DA 505 – B – Proposed Shadow June 12pm
DA 506 – B – Proposed Shadow June 3pm

S4.55 100 – A - Proposed Site Plan
S4.55 110 – A - Proposed Lower Ground Floor Plan
S4.55 120 – A - Proposed Ground Floor Plan
S4.55 130 – A - Proposed Roof Plan
S4.55 200 – A - Proposed Elevations
S4.55 300 – A - Proposed Sections
S4.55 504 – A – Proposed Shadow June 9am
S4.55 505 – A – Proposed Shadow June 12pm
S4.55 506 – A – Proposed Shadow June 3pm

Yours faithfully,

Virginia Kerridge
Principal