

progressive plans

18/01/2024

Northern Beaches Council

S4.55 Design Statement

**RE: Modification to Development Consent
Development Consent DA2023/0900
4C Minkara Road, Bayview
NSW 2104**

Dear Sir/Madam,

This Statement of Modification has been prepared as part of supporting documents in association with a Development Consent (DA2023/0900) concerning Lot 53 / DP 774017 No. 4C Minkara Road, Bayview. The Design amendments focus on the DA Approved swimming pool at the rear. The position of the pool has been amended for better usage of the space.

This statement will outline the amendments made within the Section 4.55 DA Modification plans submitted for 4C Minkara Road, Bayview.

Due to the family's intended use of the pool area, the proposed is to relocate the pool to the north-east and increase the paving to the south-west in order to have usable space with in the pool fencing.

All the proposed modifications are shown on the plans prepared by Progressive plans. The architectural plans have been amended as per the following;

Schedule of Changes:

1. The pool has been moved 1,800mm to the north-east.
2. The walkway to the south-west of the pool has been increased by 1,800mm.
3. To maintain the minimum landscape area, the DA approved path between the rear deck and pool has been removed.

The Section 4.55 Proposal of Modification has been assessed against the relevant legislation, planning policies and development standards and has been found to comply with all provisions.



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The design amendments are minor in nature and do not affect the overall footprint, approved look, or have any increased impact on neighbouring properties and should be supported for approval.

For any further clarification, please do not hesitate to contact me.

Sincerely,

Isaac Anderson

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