

STATEMENT OF ENVIRONMENTAL EFFECTS

**MODIFICATION TO A CONSENT (Section 96)
FOR THE PROPOSED UPPER LEVEL ADDITION**

AT No. 19 WYNDORA AVENUE, FRESHWATER

FOR

JAMES & DONNA GULBIN

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INTRODUCTION

This Statement examines proposed modification to a consent (Section 96) for the alterations and additions at No. 19 Wyndora Avenue, Freshwater. The development consent number is DA2015/0211 and the date of determination was 4th May 2015.

PROPOSED MODIFICATION

The proposed modification to the approved development application is a 3.7 metre extension of the roof form and external walls at the upper floor level. This provides an increase to the ceiling height of the en-suite bathroom and an increase to the floor area of the storage space adjacent to the access stair. A small louvered window is also added to the upper floor bedroom eastern wall.

The revised shadow diagrams confirm there is only a minor increase to the currently approved development application and have no detrimental impact on the neighbouring residences. The minor increase to the 9.00 am shadow projects onto the carport only at No. 21 Wyndora Avenue whilst the 12.00 noon & 3.00 pm shadows have no increased effect on the residence at No. 17 Wyndora Avenue.

The proposed modification complies with and remains consistent with council's planning controls and does not require any aspect of the existing statement of environmental effects to be altered.