

Untapped Planning
PO Box 139
Kotara NSW 2289

25 May 2025

Northern Beaches Council
PO Box 82
Manly NSW 1655

Re: Modification of Development Consent DA2024/1276
Lot 3 DP 228119, 293 Hudson Parade Clareville

We wish to formally apply via Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 to modify the approved plan set.

It is proposed to undertake the following modifications to the approved plan set;

- Relocate the Spa and modify the associated deck space.
- Relocate the internal staircase accessing the master bedroom.
- Relocate the internal stairs accessing the rumpus room from the living area.
- Modifications to the master bedroom ensuite.
- Modifications to the retaining wall above the dwelling.
- Window Schedule updated

These changes are noted in the submitted plan set. An amended Statement of Environmental Effects also accompanies the application.

Post modification, the Estimated Development Cost is a total of \$638,500.

Please do not hesitate to be in contact if you require any additional details relating to the development application.

Regards,

Leonard Allen
Untapped Planning