

# STATEMENT OF MODIFICATION

## TO ACCOMPANY SECTION 4.55 APPLICATION

FOR  
12 AKORA STREET FRENCHS FOREST  
DA 2019/0625

Prepared on behalf of D. & S. Ryan

27 August 2020

## INTRODUCTION

This Statement of Modification is submitted in support of a variation to the approved DA 2019/0625. The owner seeks to alter the appearance of the front facade and the roof style and appearance of the rear deck.

## MODIFICATIONS

### Front facade

A reduction of 165mm in the height of the parapet is proposed in order to minimise its bulk. A timber clad entranceway at the top of the front stairs is also proposed, as is a change of cladding from Scyon Matrix to painted and rendered blueboard. The colour choices remain the same.

It is also proposed to widen the entry stair.

A new awning is proposed over the existing living room window.

### Rear Deck

Scyon Matrix cladding has been removed from the rear deck. The solid wall on the west of the deck is to be replaced with slats that have a height of 2400mm from deck floor level. As well as providing privacy and sun protection, this has the added benefit of allowing air movement through and onto the deck area.

A roof over the deck has now been added. It is proposed that the deck area will now have a flyover roof angling upwards towards the north. This represents an increase in height of 607mm. The new ridge height over the deck remains below the highest point of the existing roof.

## IMPACTS OF MODIFICATIONS

The proposed modifications do not have any impact on planning controls or on adjoining properties.

## REPORTS

According to council's duty officer, a letter of support from the arborist responsible for the Arborist's Report that accompanied the original application is not necessary as none of the amendments are pertinent to his report.

An amended BASIX certificate has been obtained. It has been submitted with this application.