



Fortey + Grant Architecture

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Mascot NSW 2020

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Project: 45 TATIARA CRESCENT, NORTH NARRABEEN

STATEMENT OF MODIFICATIONS

This statement describes the impact of the proposed modifications in relation to the approved design. The Modifications are highlighted and noted in **red** on the architectural drawings S445-01 to S445-13

NOTE-

The proposed modifications have a negligible difference in the project cost in comparison with the approved DA. The proposed modifications reduce the number of windows, balcony handrails and delete timber screens. This offsets the cost of relocating the stair and modifying the roof.

S445-01 Issue B

SITE PLAN –

The roof has been extended over the approved balcony and the approved pergola deleted. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The garage has been connected to the house. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The entrance stairs have been moved away from the eastern side boundary. The net effect is an increase in setback to the eastern boundary. The impact of this change is an improvement on the approved DA design.

The Garage roof has been extended to give cover to the proposed entrance stair. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The steps have been removed from the driveway. The approved steps did not work well with the approved levels for the driveway. The impact of this change is not appreciable. The improvement in amenity is appreciable.

S445-02 Issue B
UNDERFLOOR PLAN –

There is no change in the architecture of the building shown on this plan. Details in engineering have been shown in compliance with the DA approval

S445-03 Issue B
GROUND FLOOR PLAN –

The deck has been extended south. The approved deck was not a useful size given lack of level land adjacent to approved living spaces. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable. The improvement in amenity is appreciable.

Bed 2 Has been extended to the south. The extension is minor and within the bulk of the approved DA design. The net effect is no increase in the building's bulk. The impact of this change is not appreciable. The improvement in amenity is appreciable.

The Internal stair has been relocated. The approved stair did not work as there was not enough allowance for head height. The proposed location of the stair improves the planning and has the net effect is a minor increase in the building's bulk. The impact of this change is not appreciable. The improvement in amenity is appreciable.

The external wall construction has been changed from blockwork to cavity brick. This has no impact on the planning constraints for the design. This change allows for a better selection of external materials which is a better outcome for the external appearance of the building.

Changes have been made to the window configuration. They are documented on the elevations only for clarity.

S445-04 Issue B
FIRST FLOOR PLAN –

The deck has been extended south. The approved deck was not a useful size given lack of level land adjacent to approved living spaces. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable. The improvement in amenity is appreciable.

External framed window reveals have been removed. This increases setbacks to the side boundaries and decreases bulk.

The pop-out bathroom extension has been relocated. This has no appreciable impact on the building's bulk.

The Internal stair has been relocated. The approved stair did not work as there was not enough allowance for head height. The proposed location of the stair improves the planning and has the net effect is a minor increase in the building's bulk. The impact of this change is not appreciable. The improvement in amenity is appreciable.

An approved timber frame has been removed to make way for the new stair position. The timber frame extends through a greater area than the proposed stair. The bulk is slightly reduced but the change is not appreciable.

Changes have been made to the window configuration. They are documented on the elevations only for clarity.

S445-05 Issue B CAR PORT PLAN –

The Internal stair has been relocated. The proposed location of the stair improves the planning and has the net effect is a minor increase in the building's bulk when viewed from the side only. There is no impact on the front elevation. The relocated front door is closer to the carport entrance level / street and under cover. This is an improvement in amenity.

The entrance stairs have been moved away from the eastern side boundary. The net effect is an increase in setback to the eastern boundary. The impact of this change is an improvement on the approved DA design.

The steps have been removed from the driveway. The approved steps did not work well with the approved levels for the driveway. The impact of this change is not appreciable. The improvement in amenity is appreciable.

The pop-out bathroom extension has been relocated. This has no appreciable impact on the building's bulk.

Changes have been made to the garage window configuration. They are documented on the elevations only for clarity.

S445-06 Issue B ROOF PLAN –

The roof has been extended over the approved balcony and the approved pergola deleted. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The garage has been connected to the house. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The entrance stairs have been moved away from the eastern side boundary. The net effect is an increase in setback to the eastern boundary. The impact of this change is an improvement on the approved DA design.

The Garage roof has been extended to give cover to the proposed entrance stair. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The steps have been removed from the driveway. The approved steps did not work well with the approved levels for the driveway. The impact of this change is not appreciable. The improvement in amenity is appreciable.

The roof sheeting type has been amended to kliplock to facilitate compliance with the 4° pitch required in by the approved garage roof.

S445-07 Issue B NORTH ELEVATION –

The windows have been simplified and rationalised to improve their usefulness and constructability. The change in fenestration has no impact on the buildings impact.

The ground floor external walls have been changed from concrete block to face brick. This is an improvement on the building's presentation.

The roof has been extended over the approved balcony and the approved pergola deleted. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The garage has been connected to the house. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The top of the wall to the driveway has been rationalised. The straight top design is an improvement in the building's presentation to the street.

S445-08 Issue B SOUTH ELEVATION –

The windows have been simplified and rationalised to improve their usefulness and constructability. The change in fenestration has no impact on the buildings impact.

The ground floor external walls have been changed from concrete block to face brick. This is an improvement on the building's presentation.

The roof has been extended over the approved balcony and the approved pergola deleted. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The garage has been connected to the house. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The entrance stairs have been moved away from the eastern side boundary. The net effect is an increase in setback to the eastern boundary. The impact of this change is an improvement on the approved DA design.

S445-09 Issue B WEST ELEVATION –

The windows have been simplified and rationalised to improve their usefulness and constructability. The change in fenestration has no impact on the buildings impact.

The ground floor external walls have been changed from concrete block to face brick. This is an improvement on the building's presentation.

The roof has been extended over the approved balcony and the approved pergola deleted. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The garage has been connected to the house. The new roof need for this is not appreciable at from this view.

S445-10 Issue B EAST ELEVATION –

The Garage roof has been extended to give cover to the proposed entrance stair. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The bins have been relocated to facilitate the new entrance stair position. The impact of this change is not appreciable.

S445-11 Issue B SECTION –

The re-pitching of the roof over the house is hidden from the street by the carport. The impact of this change is not appreciable.

The roof has been extended over the approved balcony and the approved pergola deleted. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The garage has been connected to the house. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The entrance stairs have been moved away from the eastern side boundary. The net effect is an increase in setback to the eastern boundary. The impact of this change is an improvement on the approved DA design.

The first floor construction has been changed from timber to concrete. This has no environmental impact.

S445-12 Issue B SECTION –

The Internal stair has been relocated. The approved stair did not work as there was not enough allowance for head height. The proposed location of the stair improves the planing and has the net effect is a minor increase in the building's bulk. The impact of this change is not appreciable. The improvement in amenity is appreciable.

The external wall construction has been changed from blockwork to cavity brick. This has no impact on the planning constraints for the design. This change allows for a better selection of external materials which is a better outcome for the external appearance of the building.

S445-13 Issue B DRIVEWAY SECTION–

The garage has been connected to the house. The net effect is a minor increase in the building's bulk. The impact of this change is not appreciable.

The re-pitching of the roof over the house is hidden from the street by the carport. The impact of this change is not appreciable.

CONCLUSION

There are allot of changes proposed in the S455 drawings. Most are of no consequence. Some changes are improvements to both the environmental impact and the amenity of the design.

The external changes do not substantially affect the bulk and scale of the approved design. The amendment shown in the S455 are worthy of approval.

Regards James Grant
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Fortey & Grant Architecture Pty Ltd