

STATEMENT OF MODIFICATIONS AND EFFECTS

For Alterations and Additions at
40 Monash Parade, Dee Why
D.A. No. 2017/0400

Introduction

This Statement of Modifications and Environmental Effects accompanies amended architectural drawings prepared by Network Design Drg.No. 08-16-MON sheets 1A – 6A. The original development consent was determined on 28/08/2017 and allowed for alterations and additions to the existing two storey house.

List of Proposed Modifications and Effects

This application seeks approval for the following revisions to the original development consent:

- **Modification : Increase height of north facing windows W4 at ground floor and windows W11, W12 & W13 at first floor**

Effects : The subject windows will take advantage of extensive views to the north. There is a significant level difference of over 4 metres between the subject residence and the adjoining residence to the north which results in line of sight being naturally directed over the top of this property. In addition the properties along this part of Monash Parade are positioned in a staggered formation which results in each residence extending further to the rear than its adjoining residence to the north. This provides a view corridor for each dwelling at the rear to capitalise on the outlook to Long Reef and beyond.

The windows that are the subject of this application are located along the northern side of the residence and will take advantage of these views over the roof of No.38 to the north.

We propose that any unintentional overlooking opportunities from these windows will be compatible to that of surrounding properties including unit developments along this side of Monash Parade that all compete for the valued northern views.