

STATEMENT OF WORKS AND EFFECTS

Alterations and Additions at
14 OCEAN ROAD, MANLY
D.A. 2023/0551

Introduction

This Statement of Works and Effects accompanies amended architectural drawings prepared by Beecraft P/L Drg. No. 02-23-OCE sheets 1 – 6 Issue BIC.

The original development consent was determined on 24/08/2023 and allowed for alterations and additions to a dwelling house including a carport.

List of Unauthorised Works

This Building Information Certificate application seeks approval for the following unauthorised works:

CONSTRUCTION OF CONVENTIONAL TIMBER STAIRCASE IN LIEU OF APPROVED STEEL SPIRAL STAIRCASE.

- **Effects:** In general terms there will be no impact on any surrounding property or the broad streetscape within Augusta Lane.
The change in stair format provides access to first floor level as previously approved but in a more conventional and practical fashion.
The change in stair format does not have any significant impact on landscaping or the properties open space.

