

# Statement Of Modification

DATE: 01/02/2023

**Applicant:** Alison and Brad Steen

**Address:** 2743 Booral Road Booral 2425 (2/-/DP778028)

**Proposed Structure and Size:** Detached Steel Framed Dwelling



*Image 1: Current Site Image*

## Approved Details

1. **DA Approval Reference:** DA2022/0874
2. **Date of DA Approval:** 16/09/2022
3. **Approved structure:** Detached Steel Framed Dwelling

### Modification requirements:

1. Modification type:
  - a. (1A): Modifications involving minimal environmental impact.
2. Changes approved under Modification MOD2023/0024:

Relocation of approved fireplace, addition of shower in bathroom and alterations to two openings.

3. Changes proposed:

Relocation of the shed towards the front boundary from the approved **13.124** m to **9** m.

Relocation of the shed from the dwelling from the approved **13.185** m to **17.2** m.

Relocation of the rainwater tank from the **Eastern** façade of the shed to the **Western** façade.

Relocation of the shed from the near side boundary from the approved **20.6** m to **14** m.

Relocation of the shed roller door from the **Western** façade to the **Eastern** façade.

Amended Finished Floor Level of the shed from the approved **25.8** AHD to **26.1** AHD.

Amended earthworks to suit the revised Finished Floor Level.

4. Justification for modification:

The amended placement of the shed and rainwater tank allow for a simpler development with regards to earthworks and access. The changes to FFL have been made to suit the relocation of the build area to avoid excessive earthworks to level the development site.

The shed and rainwater tank will present less of a visual impact on the dwelling with it's relocation from the primary structure.

5. The modification **is not** going to result in a DCP variation.

Prepared by Fernleigh Drafting

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