

18.06.2025

Tamworth Regional Council
P.O Box 555
Tamworth NSW 2340



Attention: Development Approvals Officer

Dear Sir/Madam

**RE: DEVELOPMENT STATEMENT FOR MODIFICATION OF A DEVELOPMENT
CONSENT FOR UNAPPROVED ERECTION OF A REAR DECK AND MINOR
ADDITIONAL WORKS AS DOCUMENTED AT 72 BOURKE STREET, TAMWORTH
NSW 2340**

We would like to submit the following development statement and associated documents for development approval medication consideration. We have assessed and considered the unapproved works in accordance with the current development control plans, local environment plan and National Construction Code.

The extent of the works outlined is considered to have minimal impact on the local environment and is considered to meet all the local and state regulations for planning and construction standards.

We provide the following commentary and information for consideration and support of the application.

The property was approved under DA2016-0009 for a second story addition and internal modifications in September 2015. Unfortunately, the builder initially contracted to undertake the works couldn't complete the project which left the owners with a lengthy delay in waiting for Warrantly Tribunal decisions and appointing another builder. After finding a suitable replacement some suggestions were made to improve the additions and these works were undertaken on the considerations, they were only minor. The extent of these changes have been amended in the attached corresponding plans and clouded for clarity. These changes could briefly be described as:

- Additional rear deck structure
- Change to upper-level ceiling height.
- Minor changes to stair treads
- Minor changes and additional windows.

This application seeks modification of the original development consent so as a BIC application can be made for the unapproved works and issued for the property.

After visiting the site and discussing with the owners we can confirm the following.

- Changes to the glazing have been demonstrated to comply with the attached corresponding BASIX certificate.
- Structural Engineers Certification attached
- Survey for allotment consolidation as attached
- We have inspected the stairs and can confirm the landing and stair treads are compliant with the NCC and are in accordance with AS4586.
- Colours have been included on the updated elevations together with the following photos for review and endorsement of Councils Heritage Advisor.



Thank you for your time and consideration with regards to this matter. Please don't hesitate to contact us should any further information or clarification be required.

