

50 CONDOVER STREET, NORTH BALGOWLAH
STATEMENT OF MODIFICATION | NORTHERN BEACHES COUNCIL
FOR: SECTION 4.55 MODIFICATION OF CONSENT FOR MINOR MODIFICATIONS
20.12.2022

INTRODUCTION

Consent was granted for DA 2023/0541 by the Northern Beaches Council on 8 January 2024. The approved design comprised of two dwelling houses and pools to replace the existing dwelling at 50 Condoval street, North Balgowlah (Lot 4 DP 30205). The new dwellings on the approved DA are on separate lots, described in the application as; Lot 1, Kimo St and Lot 2, Condoval St.

The proposed modifications outlined in this letter seek to make minor changes to the dwelling and landscape of lot 2, Condoval St. The minor changes are summarised below and communicated on the architectural drawings. It is noted that the proposed modifications are consistent with the approved as follows:

- The approved building envelope is largely unchanged with no change to gutter, wall heights, building footprint or ridge heights.
- 4 minor adjustments have been made to the envelope
 1. Roof ridge has been shifted to be centred on the dwelling, the RL is unchanged.
 2. Awning profile slightly adjusted
 3. 300mm misalignment in level 1 & 2 north facade adjusted to vertically align with approved level 3 north facade.
 4. Level 2 & 3 curved balcony wall edges are made straight and extended to ground level for a simpler / safer structural design than the approved cantilever.
- The modifications make no change to the extent of overshadowing.
- The modifications make no change to neighbouring privacy or amenity.
- The modifications make no change to neighbouring sight-lines or view-sharing.

PROPOSED MODIFICATIONS

The proposed modifications are depicted in the architectural plans by McGregor Coxall. The extent of changes are shown in blue on the plans. On the following page is a summary of changes, listed as Items that are labelled with corresponding titles on the architectural plans:

CONCLUSION

The proposed modifications to DA2023/0541, 50 Condoval Street North Balgowlah are minor & appropriate revisions to the approved design. Consent from Council is sought for these works.



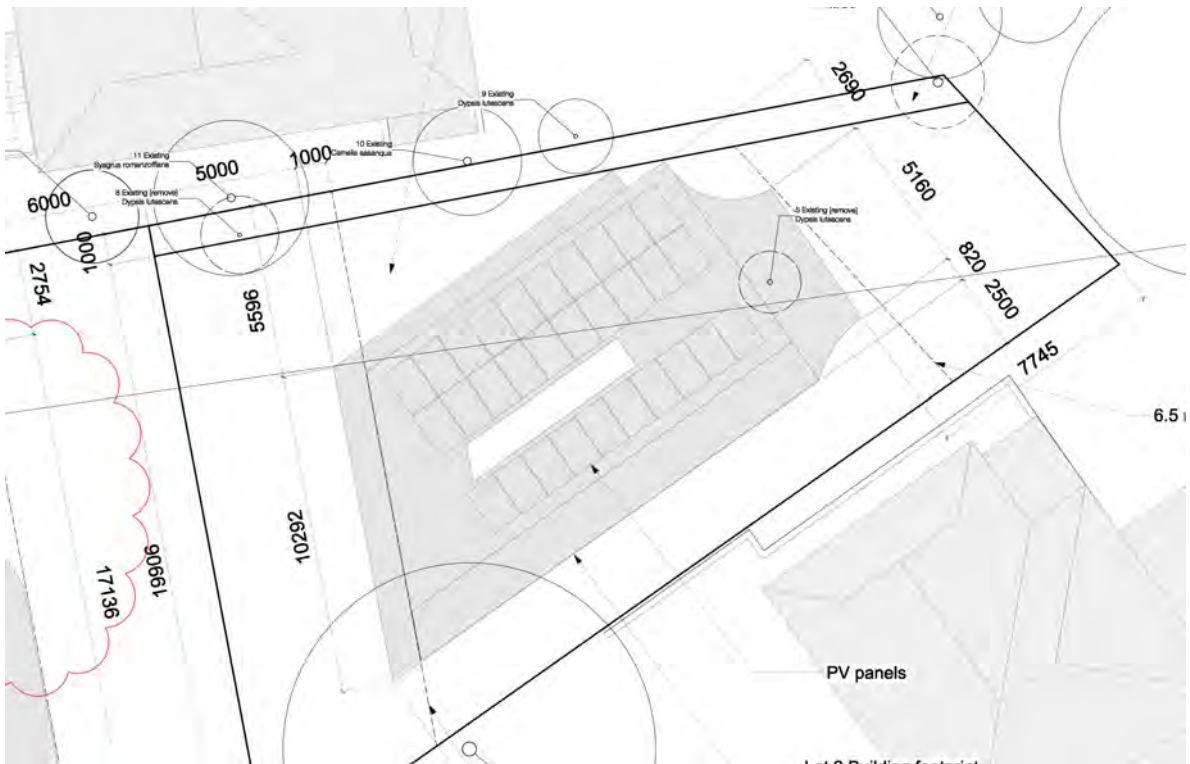
Toby Breakspear
Director, Breakspear Architects

ITEM	DESCRIPTION OF PROPOSED MODIFICATIONS
Skylights Reduced	The approved 6.8m ² skylight is proposed to be changed to two smaller skylights. The total area of the skylights is reduced.
Ridge Line shifted (RL unchanged)	The approved ridge line of the roof is proposed to be shifted from off centre to the centre of the building. The approved ridge line RL is unchanged.
Metal Trim Eave	For the purpose of weatherproofing and durability of the cladding / gutter junction, a metal trim eave with a 300mm projection is proposed to the roof perimeter.
Timber Awning (North)	Replace approved cantilevered metal awning with timber awning. The timber awning is made in the same material as the wall cladding and is structurally simpler to construct than the metal awning.
Timber Awning (South)	A new timber awning is proposed on the south facade to provide shelter over the entry door and entry stairs. The awning is made in the same material as the wall cladding.
Timber Awning (West)	Replace approved cantilevered metal awning with timber awning. The timber awning is made in the same material as the wall cladding and is structurally simpler to construct than the metal awning.
Roof Shape (simplification of step in roof)	The approved roof had a 'step' in a small area over the master bedroom (eastern end). The step was problematic for weatherproofing, structural engineering and for achieving compliant room heights. To solve these problems, it is proposed to remove the 'step' in roof by 'Joining-the-dots' from the approved ridge height and approved gutter heights.
NE Curved Wall Straightened	Level 2 & 3 curved balcony wall edges are made straight and extended to ground level for a simpler / safer structural design than the approved cantilever.
SE Curved Wall Straightened	Level 2 & 3 curved balcony wall edges are made straight and extended to ground level for a simpler / safer structural design than the approved cantilever.
Northern Wall Alignment	300mm misalignment in level 1 & 2 north facade adjusted to vertically align with approved level 3 north facade.
Vertical Facade Battens	Grey vertical battens are added to the facade to enhance the buildings expression and rhythm.
Door Location 01	The location of the approved door is proposed to be moved in a minor way.
Window Removed	Window removed from level three
Door & Window Adjustment	A sidelight window has been proposed to the approved door
General Internal Layout Level 01	Internal layouts on level one are proposed to be re-arranged, with staircase / entry reconfigured, and areas assigned to laundry, workshop and storage.
General Internal Layout Level 02	Internal layouts on level two are proposed to be re-arranged with no change to functionality (kitchen, living, dining) other than laundry moved to level 1.
General Internal Layout Level 03	Internal layouts on level three are proposed to be re-arranged with no change to functionality (i.e 3 bedrooms, 2 bathrooms, study, staircase are consistent)
Window Adjustment 01	Window extended slightly further along the facade for improved composition of windows and visibility.
Window Adjustment 02	Slight adjustment to position of approved window at level two, for improved composition of windows and downpipes.
Window Adjustment 03	Slight adjustment to position of approved window at level three, for improved composition of windows and downpipes.

ITEM	DESCRIPTION OF PROPOSED MODIFICATIONS
Window Adjustment 04	Slight adjustment to position of approved window at level three, for improved composition of windows and downpipes, as well as better ventilation to bed rooms.
Window Adjustment 05	Slight adjustment to position of approved window at level three, for improved composition of windows and downpipes, as well as better ventilation to bed rooms.
Window Adjustment 06	Slight adjustment to position of approved window at level three, for improved composition of windows and downpipes.
Window Adjustment 07	Slight adjustment to position of approved window at level three, for improved composition of windows and downpipes.
Window Adjustment 08	Small new window proposed at level three, for improved composition of windows and downpipes. As well as allowing proper daylight to internal spaces.
Window Adjustment 09	Slight adjustment to position of approved window at level three, for improved composition of windows and downpipes, as well as better ventilation to bed rooms.
Window Adjustment 10	Slight reduction in size of approved window at level two, for improved composition of windows and downpipes.
Window Adjustment 11	Slight reduction in size of approved window at level two, for improved composition of windows and downpipes.
Window Adjustment 12	Slight increase in size of approved sliding door / window at level two, for improved composition of windows and access.
Window Adjustment 13	Slight adjustment to position of approved window at level three, for improved composition of windows and downpipes.
FFL height changed to 46.790	FFL level changed to 46.790 from 46.590 for better balance of ceiling heights between living and bedroom levels.
Landscape Adjustment 01 (Stairs to Drive)	Stair relocated to eastern side of driveway to suit new house entrance - Anti-slip stone driveway surface. A proposed mailbox location has also been added.
Landscape Adjustment 02 (Stairs to House)	Access stair location amended to suit new house entrance location and entry structure added with security gate.
Landscape Adjustment 03 (Back Yard Arrangements)	The rear yard is proposed to be re arranged and to include an outdoor cooking area.
Landscape Adjustment 04 (Storage + Pond)	Entrance path revised to suit new entrance door and water pond / garden storage enclosure added.

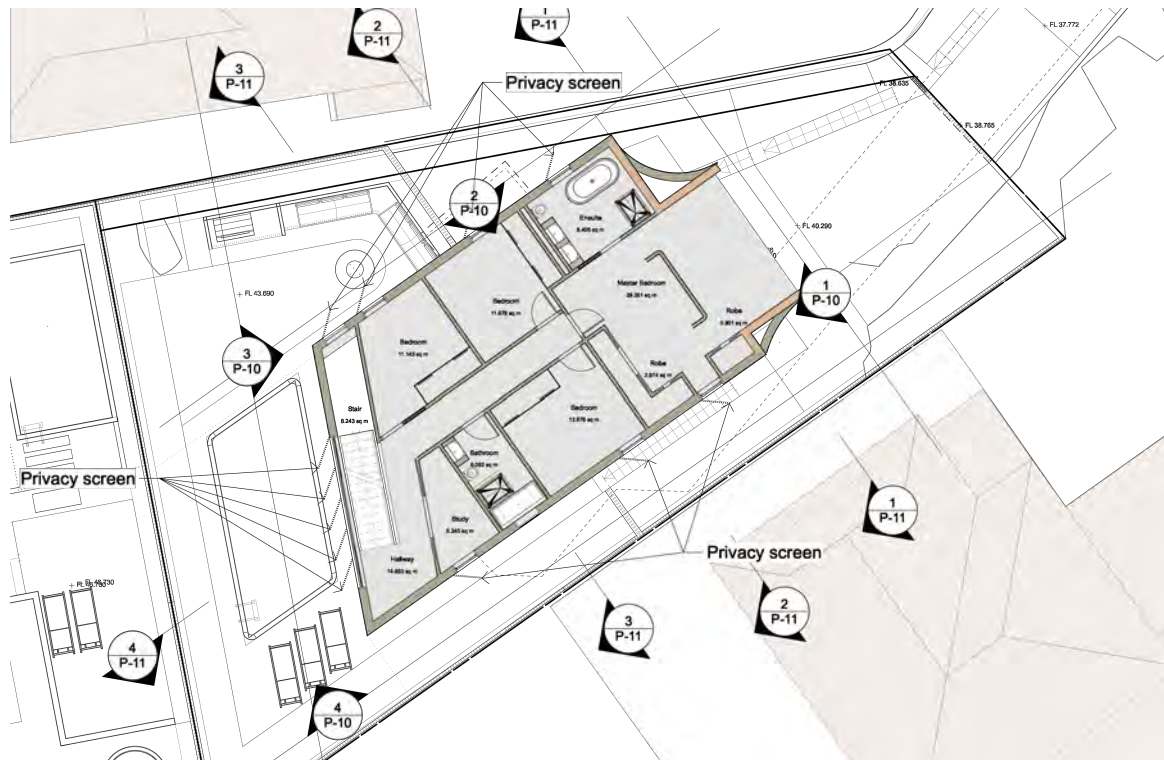
DRAWINGS

Included on the following pages are comparisons between the approved plans & the proposed modifications that illustrate the minor extent of changes sought for approval by Council.

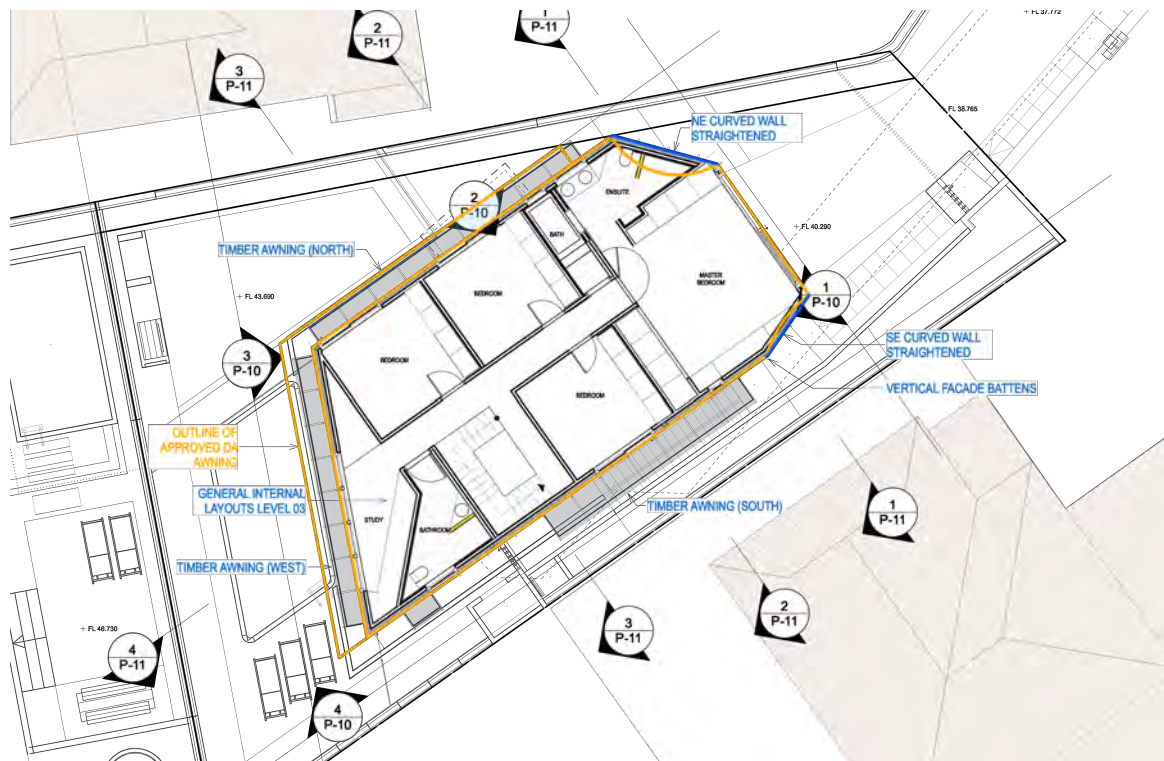
APPROVED: ROOF PLAN**MODIFIED: ROOF PLAN**

Approved DA is shown in Orange. Proposed Modifications are shown in blue.

APPROVED: LEVEL THREE PLAN

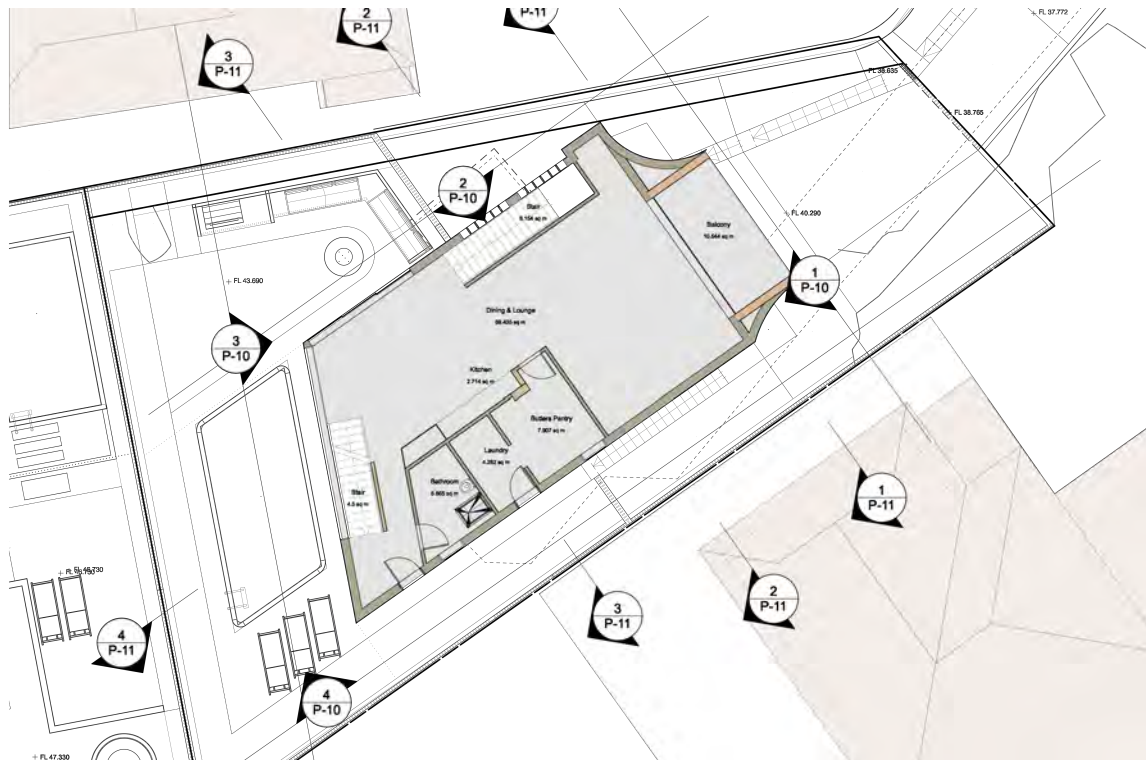


MODIFIED: LEVEL THREE PLAN

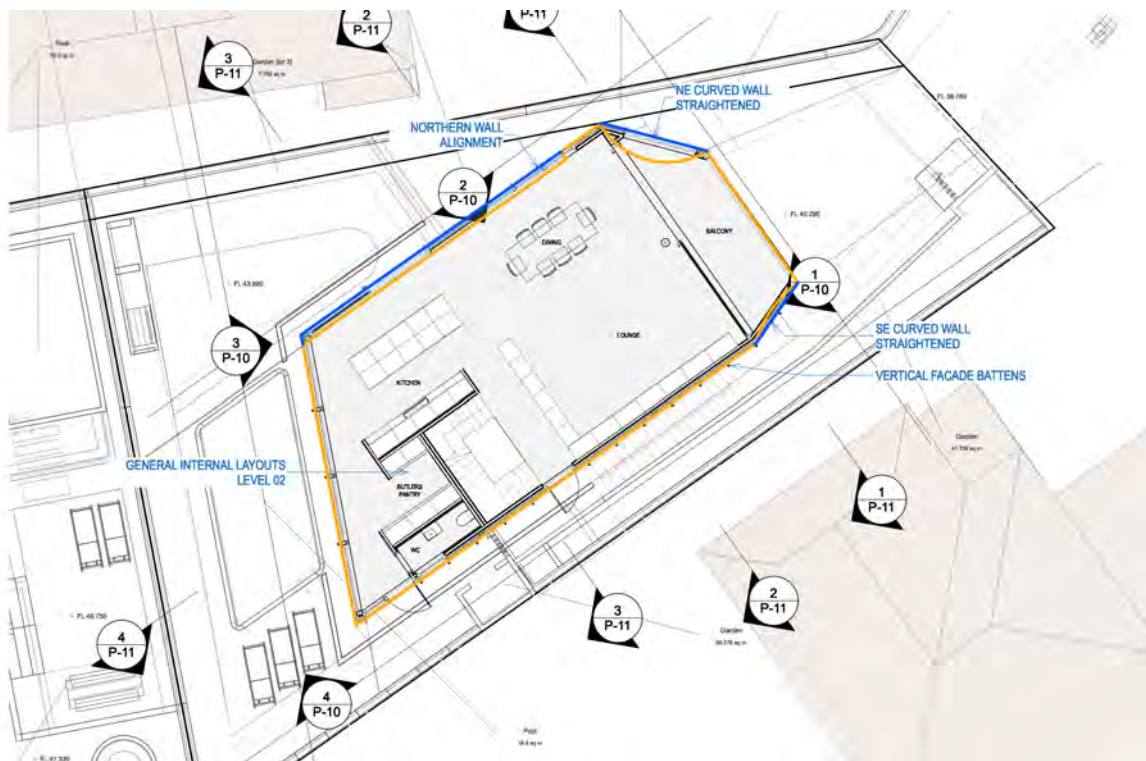


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APPROVED: LEVEL TWO PLAN

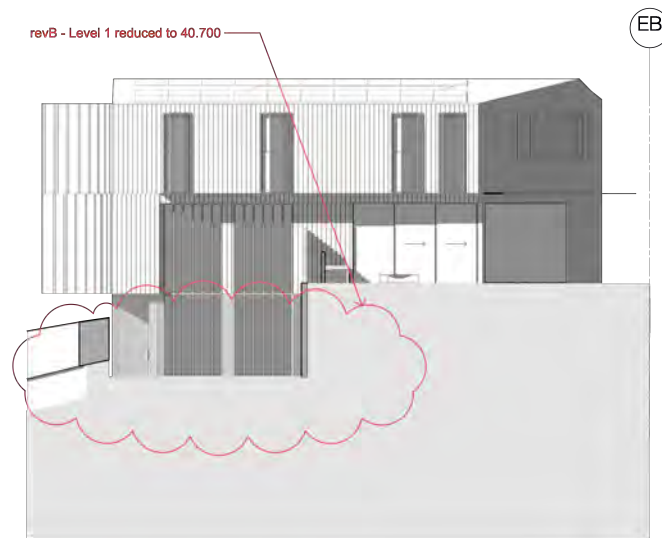


MODIFIED: LEVEL TWO PLAN



Approved DA is shown in Orange. Proposed Modifications are shown in blue.

APPROVED: NORTH ELEVATION



2 Northern Elevation
P-10 Scale: 1:100

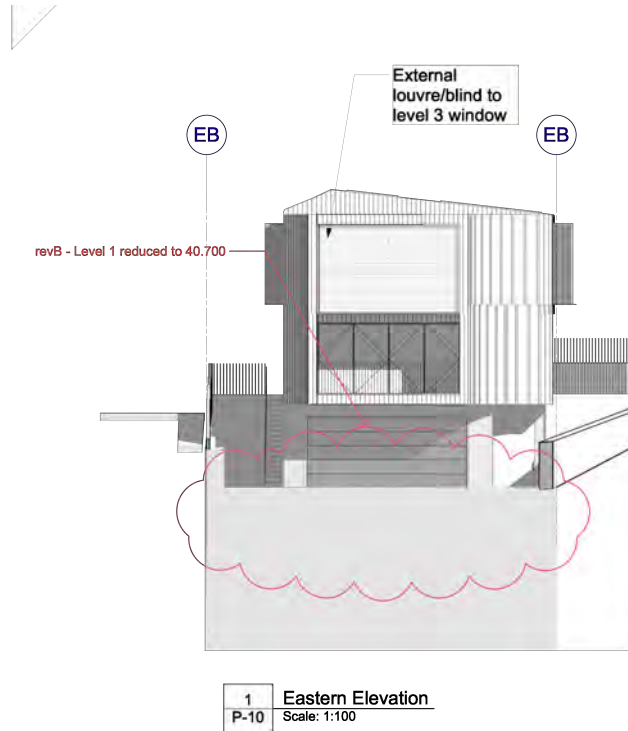
MODIFIED: NORTH ELEVATION



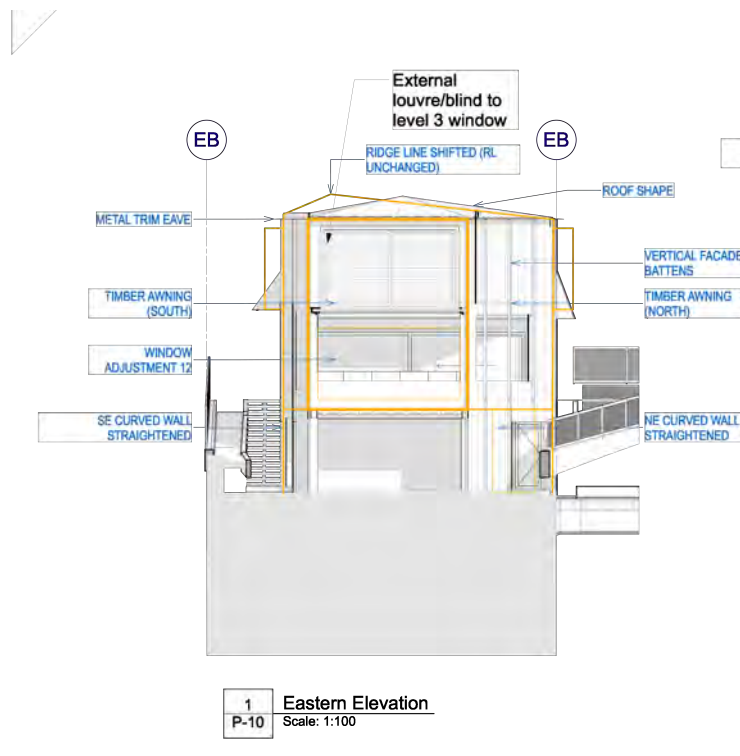
2 Northern Elevation
P-10 Scale: 1:100

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APPROVED: EAST ELEVATION

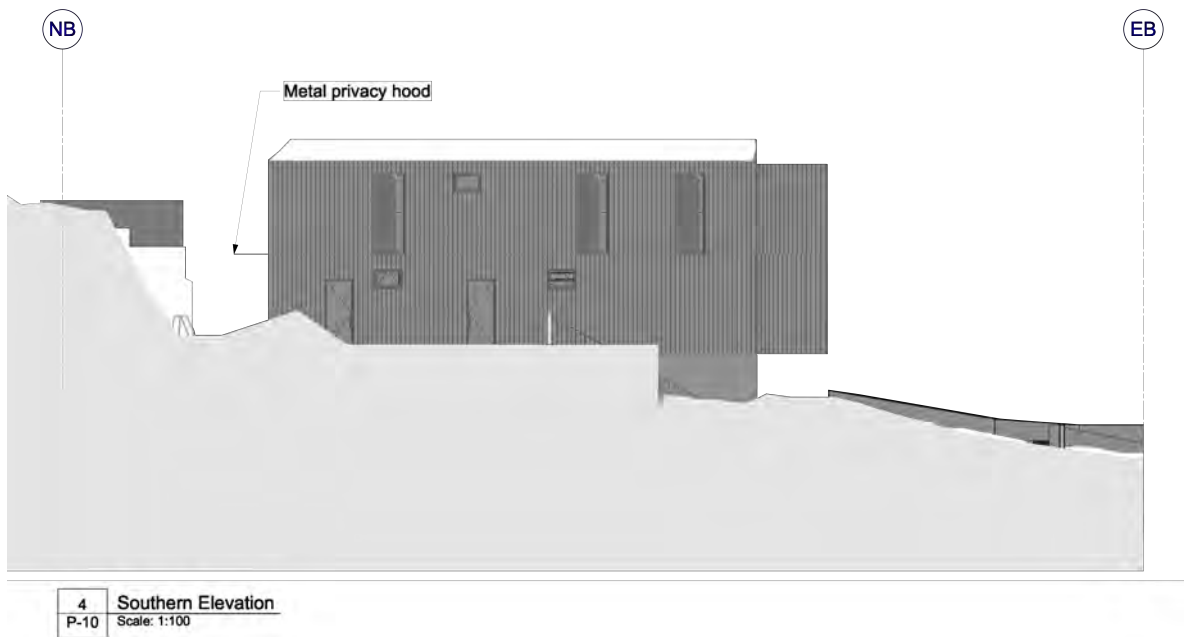


MODIFIED: EAST ELEVATION

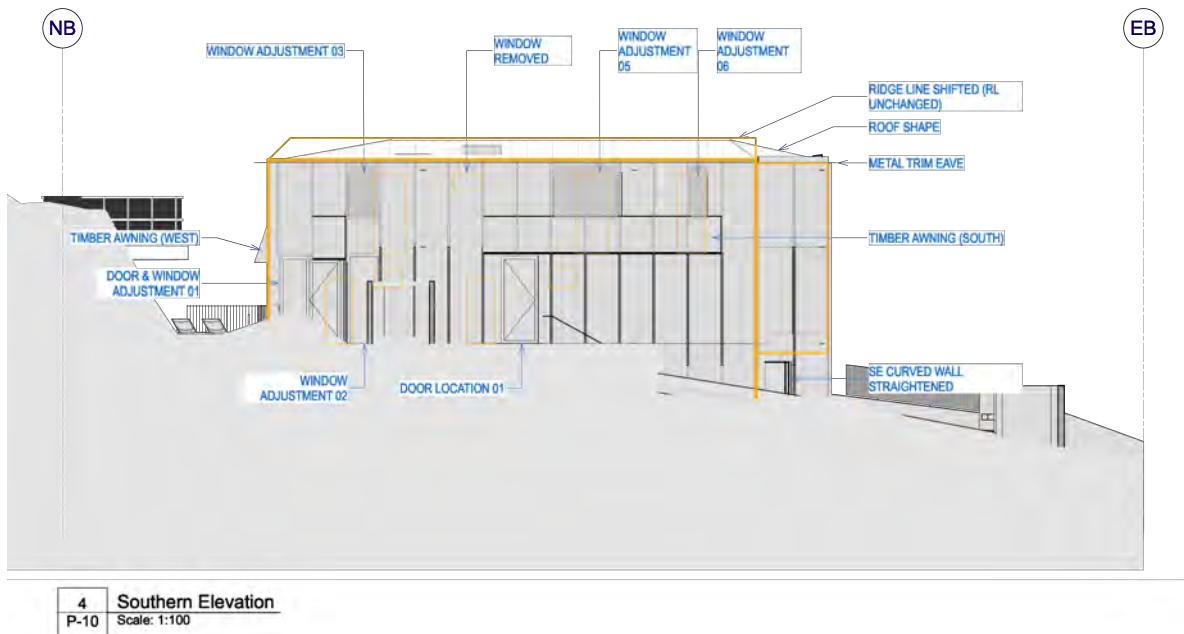


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APPROVED: SOUTH ELEVATION

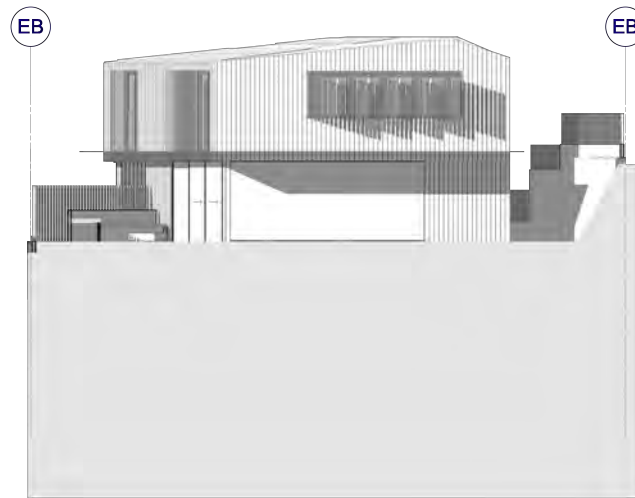


MODIFIED: WEST ELEVATION



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APPROVED: WEST ELEVATION



3	Western Elevation
P-10	Scale: 1:100

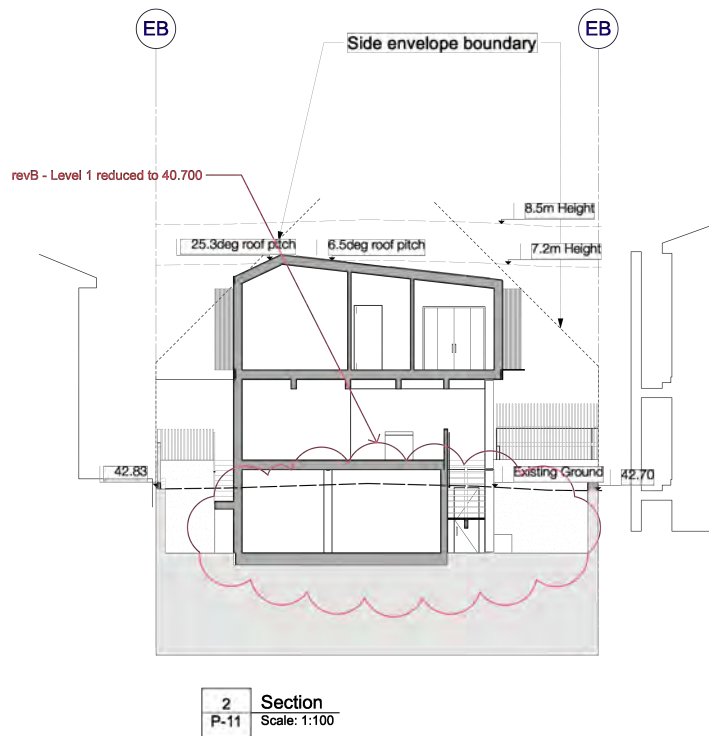
MODIFIED: WEST ELEVATION



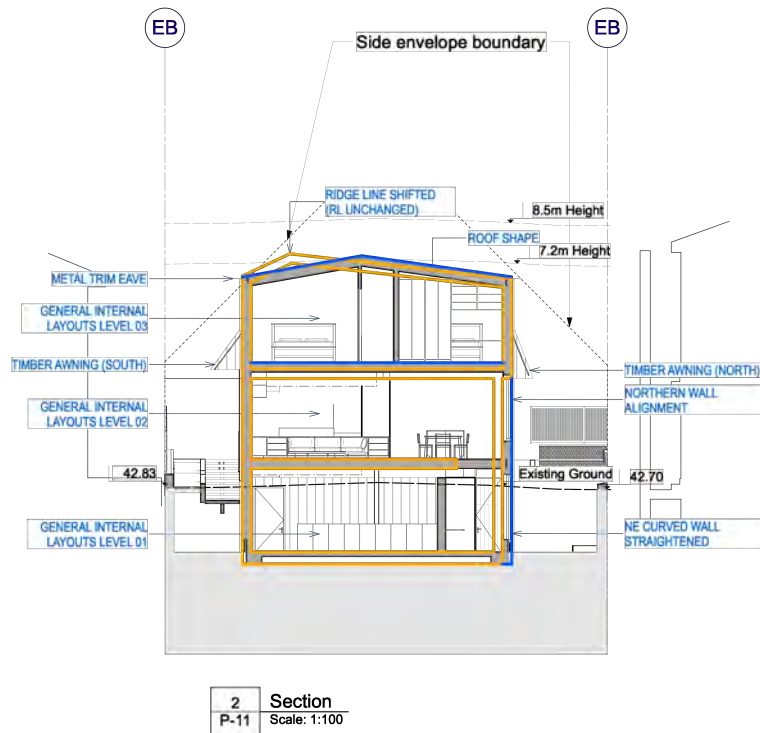
3	Western Elevation
P-10	Scale: 1:100

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APPROVED: SECTION TWO

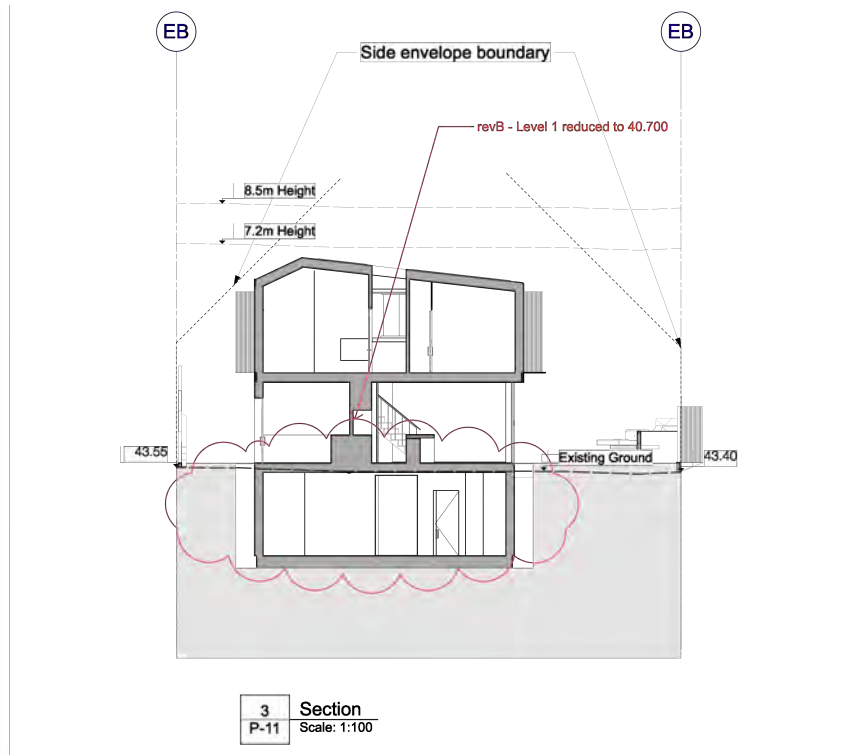


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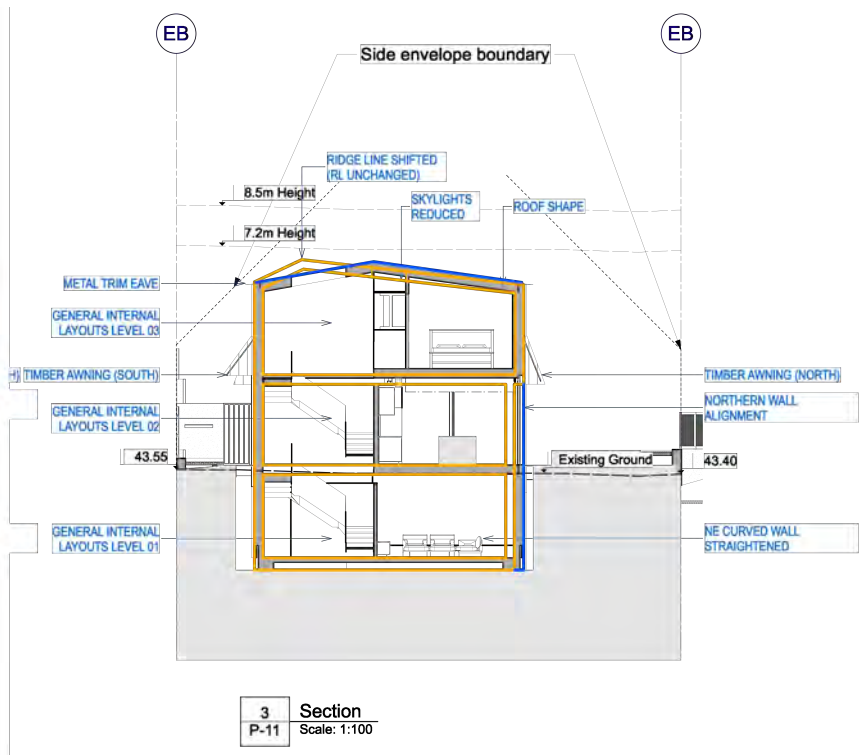


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APPROVED: SECTION THREE

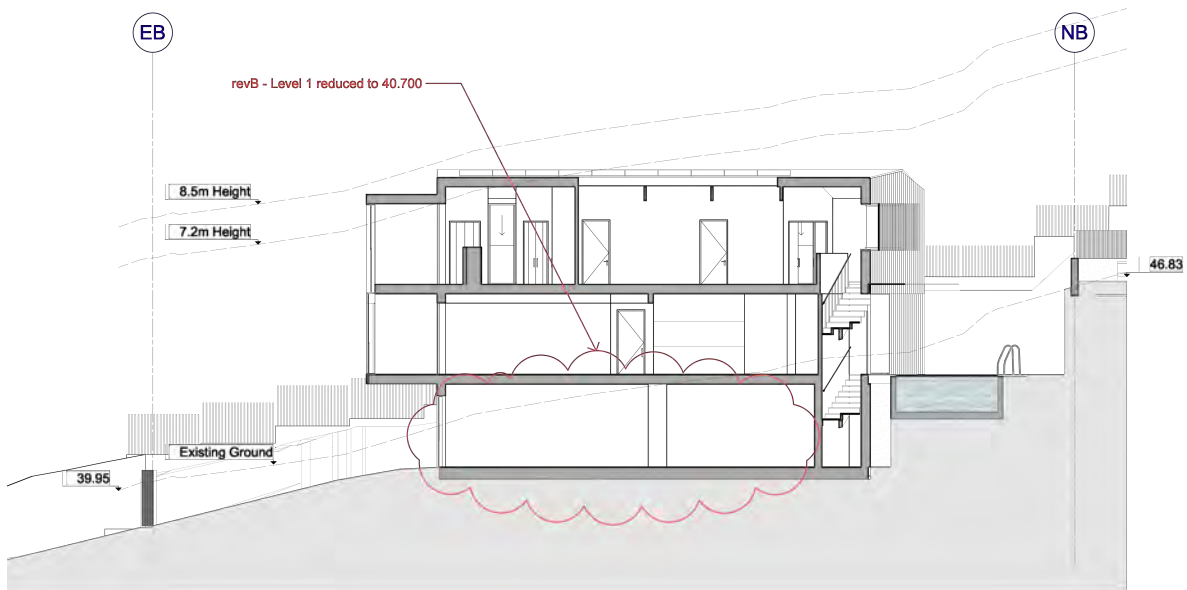


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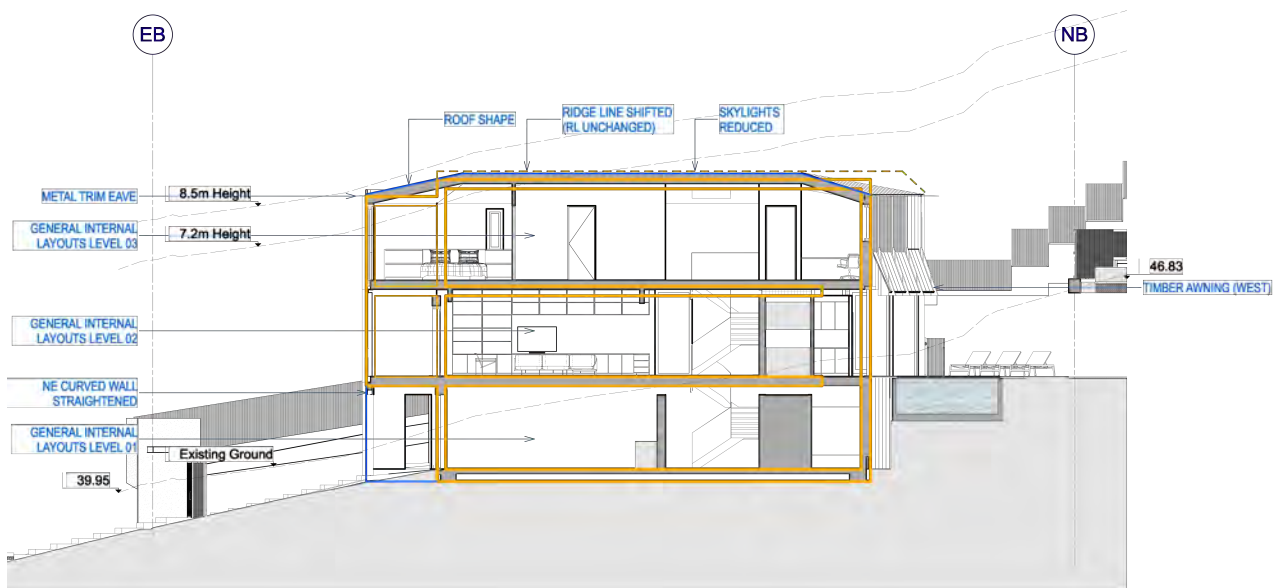
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APPROVED: SECTION FOUR



4 Section
P-11 Scale: 1:100

MODIFIED: SECTION FOUR



4 Section
P-11 Scale: 1:100

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APPROVED: LANDSCAPE



MODIFIED: LANDSCAPE



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