

7 October 2020

Northern Beaches Council
 725 Pittwater Road
 Dee Why NSW 2099 Australia

Attention: Livia Kekwick

Dear Ms Kekwick,

**RE: S4.55 (1a) Application
 Statement of Modifications
 20 Fisher St Balgowlah Heights**

Please find below a list of minor amendments to the Development Application DA2019/0877, approved on 27 December 2019. All changes are clouded on the drawings.

Amendment	Comment
LOWER GROUND FLOOR	
LG W01 – Deleted	Increased acoustic privacy to 22 Fisher St.
LG W02 – Deleted	Increased acoustic privacy to 13 Beatty St.
LG D02 – Combine into one door, column deleted	Removal of column provides better access from the rumpus. The views from this door are already restricted by an approved privacy screen located on the terrace, with remains unchanged.
GROUND FLOOR	
G W04 – Glazing area reduced	Increased acoustic privacy to 22 Fisher St.
G D02 – Door moved, window deleted	Re-planning of laundry, required the laundry door to be relocated and the previous WC window to be deleted.
G W05 – Door convert to window	The pantry access door no longer required and converted to a louvre window.
G W06 – Window deleted	Fixed splashback window to pantry deleted.
G W07 – Window deleted	Increased acoustic and visual privacy to 22 Fisher St.
G D05 – Window convert to door, sliding door deleted	Improved access from the kitchen to the BBQ and increased wall area for furniture to the living / dining room.
G W08 – Glazing area reduced	Design refinement of glazing to align with adjacent window / balcony.
G W09 – Glazing area reduced	Design refinement of glazing to align with adjacent planter box. Improved visual privacy to 13 Beatty St.
G W10 – Highlight window added	New highlight window to the media room to provide cross ventilation. Sill located at 1.8m to restrict potential overlooking.
Edge of balcony	Design refinement of balcony / planter box edge. Step in planter replaced with curve. No change to extent of planter upstand. Privacy and overlooking remains unchanged from DA approved plans.

Amendment	Comment
<i>FIRST FLOOR</i>	
FW05 – Glazing area reduced	Increased acoustic privacy to 22 Fisher St.
F W08 – Glazing area reduced	Continuation of window G W08
F W10 – Window enlarged; privacy screen added	Glazing area increased by 50%. Wall of window located at 1.74m from the SE boundary and offset from any windows on adjacent properties. The sill of the adjusted opening is located at 2.18m above the ridge to 13 Beatty St. The view from this window is towards Manly located approximately 1.5km away. Privacy screen added to restrict view toward 18 Fisher St.
F W11 – Window enlarged	Glazing area increased by 20% To provide increased light & ventilation to the bedroom.
F W12 – Window enlarged	Glazing area increased by 20% To provide increased light & ventilation to the bedroom.
Green roof to pebble roof	Green roof convert to a pebble roof to reduce building maintenance.

These minor design refinements result in an unchanged built form providing increased amenity within the subject site and is considered to have no negative impacts on adjacent properties.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,



Nerida Bawtree
Principal Architect