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Northern Beaches Council,
C/o Thomas Prosser (DA Assessing officer)
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Manly, 1655, NSW
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RE: Proposed amendments to approved consent at 22 Richmond Road, Seaforth (DA – 2018/1483) – S96 Issue A

Property Address – 22 Richmond Road, Seaforth, NSW 2092
DA consent – DA- 2018/1483

Dear Thomas,

With regard to council's recent approval for the alterations and additions at 22 Richmond Road, Seaforth, the property owners, Eric and Charlotte Traynor seek amendment to this approval in the form of a S96 as outlined by this letter and accompanying architectural documentation.

Supplementary to the Statement of Environmental Effects report issued as part of the original Development Application, we issue this letter as additional information identifying the nominated changes illustrated and supported in the associated S96 documentation. In summary the changes and justifications are as follows;

S96 amendment A – Level 1 rear balcony extension

- The approved balcony located on Level 1 is proposed to be extended to align with the structure of the level below. The purpose of this change is for a simplified structural solution whereby the structural beam design efficiency can be improved by taking the load of the roof and balcony together. The proposed change is considered positive as the amenity and usability of this balcony is improved.
- In order to minimize impact on the neighbouring dwelling at 20 Richmond Road, the balcony setback to the south has been increased by 1m to accommodate.

S96 amendment B – Finished floor level of Level 1 lowered

- Following detailed structural review of the floor construction/ existing wall heights, the proposed finished floor level of level 1 is proposed to be lowered by 220mm. Please note that the floor to ceiling heights on Ground floor have not been affected by this change.
- The proposed change reduces the height of the level 1 balcony providing, thus providing a

positive impact on neighbouring dwellings.

S96 amendment C – Gutter level on south elevation raised in part

- The gutter level on the south elevation over the entry is proposed to be raised for the purpose of a simplified structural solution due to additional information attained from site. The raising of the gutter level is only for a portion of the south elevation to accommodate the required beam described in “S96 amendment A” noted above.
- The proposed change does not present a negative impact and is for the purpose of buildability and improved amenity

S96 amendment D – Reconfigure of bathroom and laundry

- This change is considered minor and for the purpose of improved usage/change of circumstance

S96 amendment E – Existing lower ground floor Bedroom extended

- The purpose of this change is to reduce the extent of undercroft space below the approved development and enhance the positive use of this space. Moving the glazing to align with the approved extension allows for an improvement to the amenity of the bedroom, enjoying furthered morning sunlight.
- The additional GFA proposed is within the statutory requirements and has no negative impact

S96 amendment F – Additional window added

- This change is considered minor and the purpose is to improve the amenity of the entry experience by enhancing the ability to enjoy the views this property has available.

S96 amendment G – Existing bathroom windows removed and new window added to bathroom in lieu.

- This change is considered minor and the purpose of this change is for the purpose of amenity and increased privacy/ light to the bathroom.
- By removing the two existing windows which are located adjacent to the entry the bathroom privacy is improved without the need for obscured glazing. The new glazing is high level

S96 amendment H – Approved roof form modified, roof footprint reduced, pitch/ridge height reduced and inclusion of a lightweight pergola structure

- The Roof form has been modified to encourage an improved connection with the external spaces. The skillion roof allows for improved northern light/amenity to the living room and external balcony areas on ground floor. The balcony area private open space is proposed to be shaded by means of a lightweight pergola structure allowing for permeability of light and air.
- By lowering the ridge and pitch of the roof over the living room, the view from the L1 balcony is also improved.

S96 amendment I – Reduction in building footprint, including changes to associated windows W02 and W04

- This change is considered minor and for the purpose of structural efficiency/detailing. With this change, the level 1 structure aligns with the ground floor structure

S96 amendment J – Approved Chimney extension deleted. Fire place discontinued

- This change is considered minor and for the purpose of improved usage/change of circumstance.

S96 amendment K – Modification to skylight and additional skylight added to roof.

- This change was for the purpose of amenity and furthered design analysis of the spaces in question.

S96 amendment L – High level windows removed

- This change has been made as following further analysis additional northern light to this room was not required.

The enclosed amendments are considered to be minor and permissible with councils development controls associated with the site. The additional impact of the proposed changes are negligible and presents itself as considerate to the context and an excellent development precedent. In our opinion the proposed changes are an improvement to the approval encouraging the use of outdoor space for a furthered enjoyment of the immediate environment.

Please do not hesitate to contact us if you have any further questions or comments pertaining to any of the above.

Kind regards,
Richard Carr



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