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Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Dear assessing officer

Application No: Mod2021/0379 - PAN-107488

Address: 85 Waratah Parade NARRAWEENA

As per your correspondence dated 11 June 2021 regarding additional information for the application of modification to existing DA2018/1173 I hereby provide the relevant response according to the details provided to me by phone from the council on the 23 June 2021.

1. Statement of Modification – The original DA was to replace the existing balcony at the front of the property with a new balcony that included an undercover storage area underneath the deck. The Modification to this DA is as such;
 - a. Raise deck height by 230mm to provide for standard door height to basement (2140mm)
 - b. Raise balustrade and doors on ground level to suit
 - c. Add 2 risers as required

There are no impacts to any other aspect of the application such as the roof height, floor area, setbacks or landscaping. The adjoining properties are also unaffected by this modification.

The height of the balcony is only being raised an additional 230mm in order to ensure the storage area underneath allows for a minimum door height of 2140.

2. BASIX Certificate – A modification to the BASIX Certificate is not required as there is no impact to any of the engineering or structural controls in place. Please refer to the comments above.

I really hope this clarifies everything, the house is small, the modification to the DA is very minimal and I would dearly like to get this underway as soon as possible given that the current state of the aging premises is declining quickly. If there is anything that I can clarify for you please call me on the mobile 0411 223 995 and I will be happy to discuss.

Kind regards

Christine Provan