

SHIMDESIGN

51 careel head road avalon nsw 2107
phone 9918 2703 mob 0400 898 744
email k2shimeld@gmail.com

Northern Beaches Council

1-07-2020

SECTION 4.55 (2) MODIFICATIONS TO DA N02019/1317 FOR RESIDENCE AT 26 WEST STREET BALGOWLAH FOR MR RICHARDS AND MS MEAKES

Building works consisting the alterations and additions to existing house has commenced pursuant to DA N02019/1317 and Construction Certificates CC 0424/17

SCHEDULE OF CHANGES

- Delete the hipped roof to garage and construct a flat roofed boxed structure. The height will be lower than the existing ridge. This will enable a car hoist to be located within, providing garaging for three cars. As the original house was built on the boundary and there is no driveway, additional cars must currently be parked on the street. It is desirable to have secure weatherproof parking off the street, particularly as the site is located close to a tight bend in the road.
- Delete the split pitch of the approved roof form, in favour of a more simple, streamlined and economical straight pitch to line with the edge of the balcony. Eave and ridge heights unaltered and as approved.
- Relocate the front stairs to the lower family flat to provide a more private courtyard and separate entrance to each residence.
- Mirror reverse layout of Entry and Bathroom/Laundry. Block up existing entry door and make good and convert one window to a new entrance. Enlarge door to living room.
- Delete part of the pantry/kitchen.
- Raise floor level of Bedroom 2 and extend Eastern wall of same over existing deck to line up with living room and bedroom above. Provide sliding door and small deck and steps to north, connecting with existing lower deck.
- Provide sliding door to south wall of lower living room.
- Window changes result in similar windows with similar eave overhangs. The BASIX Certificate has been amended A361902-02 Dated 5-6-2020
- Retain the existing timber stairs at rear to connect the lower level with the garden.
- The outcomes and objectives of the DCP are achieved in regard to bulk and scale, amenity and solar access and landscape and conservation. We feel that our proposal is in keeping with the desired character of the street will not have any impact on the streetscape.

Yours sincerely,

Kerrie Shimeld
for Mark Richards and Gaenor Meakes