

20 March 2025

Northern Beaches Council
Development Assessments
725 Pittwater Road, Dee Why NSW 2099

STATEMENT OF MODIFICATION
DA 2020/0803 / MOD 2023/0679 AT 31 BEATTY ST BALGOWLAH HEIGHTS

Dear Sir/Madam,

Further to your letter dated 13 March 2025 please find below our amended Statement of Modification. Changes are highlighted in yellow.

We would like to make the following minor modifications to the approved DA for the primary dwelling. Please note all changes marked in red to the secondary dwelling and green to the primary dwelling were previously approved (MOD 2022/0483 and MOD 2023/0679) and the works for the secondary dwelling are complete.

The works for the primary dwelling are currently in progress but not complete. After the commencement of the works to the approved engineering specifications of steel beams to achieve the cantilever to the west it was determined that this was not possible, and the engineer changed their plans to use structural timber and related timber pillars to support the structure. The inclusion of the pillars to the lower story (approximately 3m high) to the west the only change to the works on the primary dwelling from the DA approved plans.

The works to the garage and driveway that the majority of this application relates to has not commenced. Under this modification the proposed garage and driveway excavation that was previously approved is being removed so the level of the garage will remain unchanged to what is it currently (27.17).

The proposed modifications and marked in blue to the primary dwelling in the attached plans include:

1. The deletion of the lowering of the garage and upper section of the driveway. The engineer and builder advised against this as it would require significant structural works to maintain the integrity of the foundations.
2. Moving the driveway crossing from the street approximately 2 metres to the north. This will provide 1 additional hard stand space in addition to the existing double garage. This will provide 3 car spaces once complete (and consistent with the DA 2020/0803). Noting that the assessment report (DA 2020/0803 page 7,8) states that under the affordable housing SEPP a secondary dwelling cannot be refused if additional parking is not provided.
3. The proposed hardstand space has been used as an additional space for over 25 years so there is no change to the use of the area or visual amenity and streetscape. The current space is smaller (approx. 4.0m x 2.4m) than a standard car space (5.6m x 2.6m or 5.0 x 2.0m for small cars) required under the Australian standard. The proposed changes will ensure the space meets Australian standards and improve the safety of the driveway by reducing the curve of the driveway

4. The addition of structural pillars on the western elevation to support the 1st floor extension as required by the engineer

We respectfully request that these modifications are approved as minor modifications under s4.55(1A) where neighbour notification is not required as:

- The changes are reducing the scope of the approved DA. Significantly reducing the environmental impacts with the elimination of any excavation and associated removal of building material and use of new building materials;
- There is no change to the amenity of the neighbours once the works are complete as the change to the driveway crossing doesn't impact the privacy of the neighbours;
and
- There is a reduction in the changes to the site plan, bulk and scale of the development

Please contact Deborah if you have any questions on 0426715000.

Kind regards

Dpriddle Hpriddle

Deborah and Hamish Priddle
Owners 31 Beatty St Balgowlah Heights 2093