



Shop 5, 15 Old Barrenjoey Road  
Avalon 2107 NSW  
m: 0416 039 686  
[tracearchitects.com.au](http://tracearchitects.com.au)

Nominated Architect: Graeme Bell.  
NSW Reg 8200

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## Statement of Modification

Northern Beaches Council

### Modification to Development Consent 2017/1343 for Alterations and Additions

AT

**9 The Serpentine**

**Bilgola**

**NSW 2107**

FOR

**Rowan Hanley**

STATUS/REVISION

**S4.55 / Rev B.**

**July 2018**

## **Summary of proposed Modification**

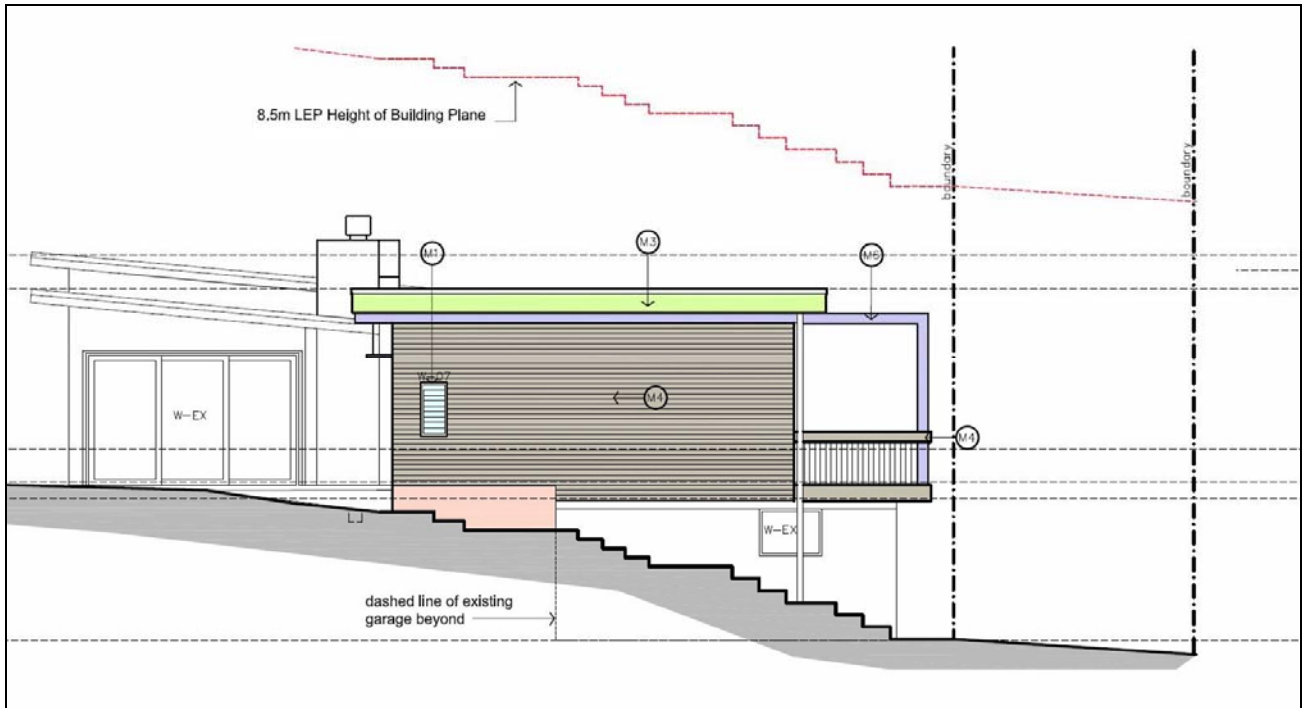
- Change to roof configuration for new roof area. Amend roof design from flat roof (2 degree pitch with boxed eave gutter) to skillion roof (5 degree pitch), to match existing roofs.
- Minor amendment to roof interface with existing Chimney.
- Change to windows W-01, W-02, W-03, W-04, W-05, W-06 to suit pitched roof configuration.

## **Assessment of proposed modifications**

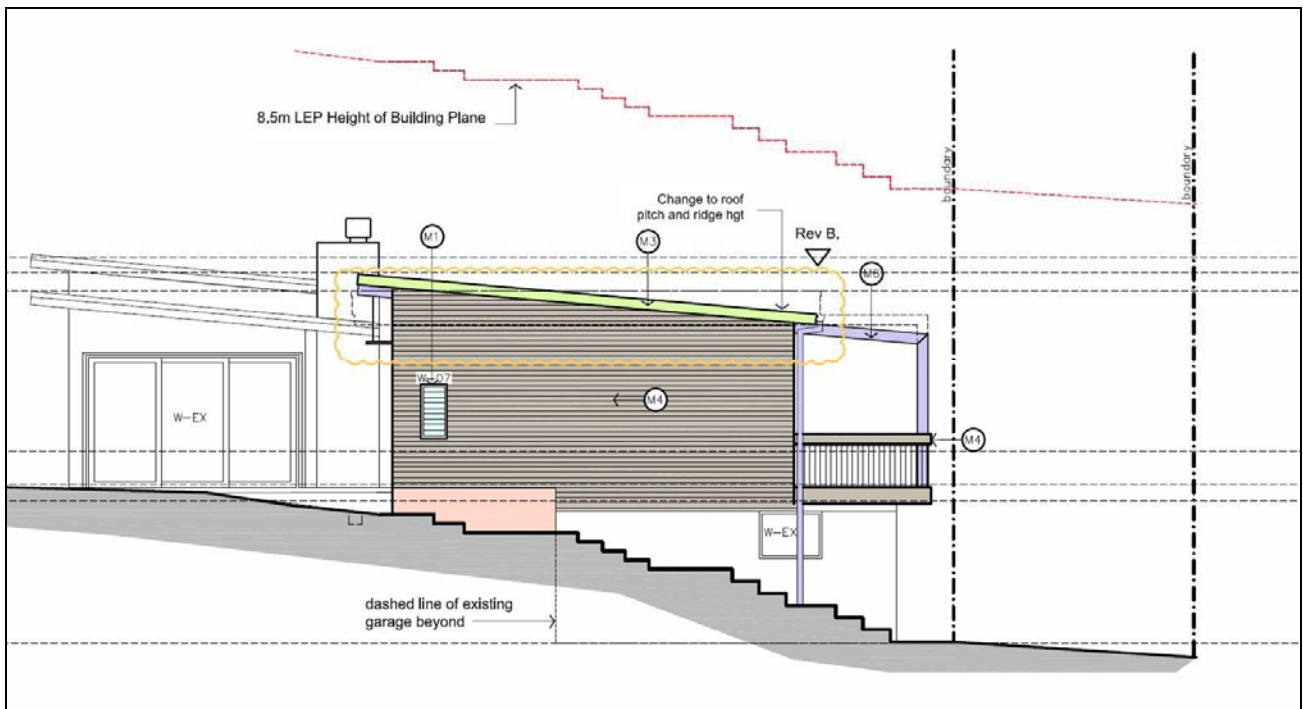
The proposed modification comprises a minor adjustment to the roof design to permit simpler construction methodology. The overall extent and catchment area of the roof is unchanged

The proposed maximum ridge height for the new pitched roof is slightly higher than the approval at RL 22.68 (**+350mm**). The proposed new roof height is still lower than the existing ridge height of RL 22.96. The change will result in a slightly lower perceived height when viewed from the right of way and adjacent properties (refer to Figure 1 and Figure 2 overleaf). Any additional shadow impacts are also offset by right of the ridge being located well within the boundary. The gutter height closer to the southern boundary, affecting the extent of overshadowing, will be reduced.

Due to the amended roof pitch the proposed windows to the northern (rear) elevation of the new areas require minor modification. The overall glazed area is marginally greater due to the additional wall height. The BASIX Certificate has been updated to reflect the proposed modification (refer BASIX Certificate A298369\_02). The schedule of BASIX commitments has been updated on the drawing cover sheet (DA-00 Rev B).



**Figure 1. Approved development at 9 The Serpentine Bilgola. West Elevation. Flat roof configuration**



**Figure 2. Modified development at 9 The Serpentine Bilgola. West Elevation. Skillion roof configuration (clouded). Approved roof profile shown dashed.**

## **Conclusion**

The proposed modifications constitute a minor and inconsequential change to the development profile.