

November 6, 2018

The General Manager
Northern Beaches Council
Civic Centre, 725 Pittwater Road
DEE WHY NSW 2099

Dear Sir/Madam

Following is a list of proposed changes to the previously approved Development Application. We are submitting these changes for a Modification- Minimal Environmental Impact Application for the property at:

DEVELOPMENT APPLICATION No. DA2018/0474
9 EVELYN PLACE, BELROSE NSW 2085

CDC01 Site Plan:

The existing roof shape has been changed to the first floor of the residence and a new clear polycarbonate roof added to the existing rear deck.

CDC02- Proposed Ground Floor Plan:

New posts for new roof structure over existing rear deck added.

CDC03- Proposed First Floor Plan:

Existing walls and roof structure were not structurally sound. As such a new roof form and new walls are proposed. Two windows are now removed on the eastern wall and the existing window placements have been adjusted.

CDC04- Outline of approved roof structure indicated, and new roof shown. Various adjustments to windows on first floor. New roof structure and posts added over existing rear deck.

CDC05- Outline of approved roof structure indicated, and new roof shown. Various adjustments to windows on first floor. New roof structure and posts added over existing rear deck.

CDC06- Outline of approved roof structure indicated, and new roof shown. First floor

The subject site is in an R2 zoning, Area A Landslip Zone, within 2m of Council pits and pipes and within the Low Risk Flood Planning precinct. The proposed changes are minor in nature being predominantly to the roof structure. The proposed changes do not create any additional overshadowing nor create any private issues. Please note on the eastern boundary the proposed eave and a small portion of the roof will exceed the 4m and 45 deg side boundary envelope. However, this minor non-compliance will not create any additional overshadowing of the adjoining property. As such Council's favourable consideration to these changes is sought.

Should you require any further information please contact me on 0410 410 064.

Yours sincerely



Julie Anne Haerland
Cert. Arch. Draft Ass. Dip. Build