

13 June 2025

General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

DA 2024/1501 - 90 Brighton St, Freshwater NSW 2096

**Re: Request for Information
Statement of DA Modification 2025/0300 – Pan 542969**

To Whom It May Concern,

On behalf of the owners Velimir & Rayna Glavan we have prepared a development application modification to the existing DA approval for sub-division and construction of two new dwellings at the above property.

The application proposed the construction of two new residential dwelling located at 90 Brighton Street, Freshwater, NSW 2096 (Lot 11 DP 14450). The project has not commenced and there has been no work onsite to date. We advise the works associated with this DA Modification have not commenced. Please refer page 3 for site images from 90 Brighton Street, taken on the 13.06.2025 for the purpose of this letter as reference of current site conditions.

The related conditions of consent are:

DA2024/1501– Notice of Determination – Dated 17/03/2025

Pursuant to Section 4.55 (1A) of the Environmental Planning and Assessment Act 1979, this cover letter has been prepared in support of an application to modify the items listed below and depicted on Architectural Plan- Excavation & Fill Plan DA29 Issue G prepared by Watershed Architects.

We confirm that the proposed modifications involve minimal environmental impact and the development, as modified, represents substantially the same development as it was originally approved. The changes are associated with constructing low height temporary mass concrete retaining walls in specific locations to support the neighbouring properties land whilst the excavation for the houses is undertaken. Further the excavation shown on the DA has been proposed to be temporarily increased for the construction of the sub floor walls. The space shown on DA is not practical from a buildability perspective and the structural engineer requested the excavation be increased to construct the sub floor retaining walls, also allowing for the placement of sub floor drainage lines, apply waterproofing to the walls, drainage cell then to back fill these void spaces on completion to the finished natural ground level. Accordingly, the application is appropriately dealt with by way of s4.55(1A) of the Act.

In support of the application, we have prepared the following information;

- This Covering Statement letter of Modification
- Peninsula Consulting Structural engineers - Excavation Plan Details E01- E04 Issue A
- Peninsula Consulting Structural engineers – Structural Design Certificate for Excavation Works
- Watershed Architects – Excavation & Fill Plan Issue G
- Scope Architects – Site & Demolition Plan A01 Issue 1
- Scope Architects – Excavation & Fill Plan A02 Issue 1

As the proposed modifications provide minimal environmental impact and the development is substantially the same as it was originally approved, it is believed that the council should support the application.

Please do not hesitate to call if there are any questions in relation to the above.

Kind regards,

A handwritten signature in black ink, appearing to read 'Mark Korgul', with a stylized, flowing script.

Mark Korgul
Director
Watershed Design

Site images:



Figure 01: 90 Brighton Street, image taken on the 13.06.2025



Figure 02: 90 Brighton Street, image taken on the 13.06.2025



Figure 03: 90 Brighton Street, image taken on the 13.06.2025