

12th May 2023

Development Assessment Team
Northern Beaches Council
PO Box 82
Manly NSW 1655

RE: Statement of Modification to approved Development Application at 13 Gardere Ave, Curl Curl.

Drawings submitted for modifications:

DA03 – Proposed Site & Sediment Control Plan
DA10 – Proposed Lower Ground Floor Plan
DA11 – Proposed Upper Ground Floor Plan
DA14 – Proposed Building Elevations 1
DA15 – Proposed Building Elevations 2
DA16 – Proposed Building Elevations 3
DA17 – Proposed Building Sections 1
DA18 – Proposed Building Sections 2
DA19 – Proposed Building Sections 3

The modifications to the approved DA are in accordance with the recommendations of engineering report and as per the currently demolished structure on site. Structural report by Consulting & Building Construction dated 26-03-2023
Modifications to the approved DA have been clouded or annotated in red.

Modifications include:

- Larger extent of existing walls has been required to be removed due to structural inadequacy issues as per Structural Report.
- New walls are proposed to be rebuilt in their previous existing and/or approved location.
- Lower ground floor RL has been lowered to provide minimum 2400 clear ceiling height to spaces on this floor.
- New louvres to eastern elevation at carport on the upper ground floor

Overall, there are no changes to the currently approved bulk and scale of the building and should not require revised 3D or shadow diagrams. New change in the location of windows from previously approved drawings. A revised BASIX Certificate has been provided.

In response to your queries dated 11th May 2023:

- 1. No impacts on the relevant planning controls are expected. Any change of works is to replace demolished items with new. No change to wall setbacks, building height or window locations. No change to floor area proposed.**
- 2. The demolition works as per the submitted plans have been undertaken as requested by the structural engineer due to safety concerns on site when the DA approved demolition was conducted. No new building works has been undertaken.**

Yours Sincerely,

HSArchitects Pty Ltd