

WATERSHED ARCHITECTS

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11/07/2025

Northern Beaches Council
PO BOX 82
Manly NSW 1655 Australia

Dear Northern Beaches Council:

On the 7th of June 2021, development application DA2021/0315 was approved by the Northern Beaches Council. The application proposed the construction of a new residential dwelling and swimming pool located at 168 Whale Beach Road, Whale Beach, NSW 2107 (Lot 1 DP 749530).

The related conditions of consent are:

- DA2021/0315 – Notice of Determination – Dated 07/06/2021

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 Plans DA01-DA28 prepared by Watershed Architects.

We confirm that the proposed modification involves minimal environmental impact and the development, as modified, represents substantially the same development as it was originally approved. Accordingly, the application is appropriately dealt with by way of s4.55(1A) of the Act.

The proposed modifications are:

- **Change 01 – Skylight Changed to Windows**
 - Removal of the approved Skylight. The site's Bushfire Attack Level has been determined as 'Flame Zone which does not permit Skylights.
 - A clerestory has been proposed over the internal stairs between Level 1 & Level 3 with highlight windows on three sides.
- **Change 02 – Level 1 – Replace Pond with Planter.**
 - Removal of the approved pond, providing additional garden space.
- **Change 03 – Level 2 – Remove a Section of the Terrace Wall.**
 - Remove a low-height wall from the edge of Terrace 01 on the North Elevation.
- **Change 04 – Level 2 – Bedroom 04, WC, & Laundry Update**
 - Change the internal layout of Bedroom 04 within the approved building envelope.
 - Reduce the approved Ensuite, creating a WC.
 - Relocate the approved Laundry from Level 3 to Level 2 within the approved building envelope.
- **Change 05 – Level 3 – Bedroom 01, Walk-in Robe, & Ensuite Update**
 - Reconfiguration of the bedroom, Ensuite, and walk-in robe within the approved building envelope.
 - Reduced internal floor area by moving the external wall dividing the courtyard and the walk-in robe/ensuite/study 260mm towards the front of the building.
 - Increased courtyard area.
- **Change 06 – Level 3 – Study Update**
 - Change the approved Gym to a Study.
- **Change 07 – Level 3 – Gym & Plant Room Update**
 - Reduce the size of the Plant Room.

- Relocate the approved Laundry to Level 2 and use this space as a Gym.

- **Change 08 – Level 4 – Fireplace Breast Update**
 - Change the size of the approved external fireplace to accommodate the product selection & design requirements.

- **Change 09 – Level 4 – Pantry Update**
 - Delete Study 02 and increase the Pantry size.

- **Change 10 – Roof Plan – Additional Solar Panels.**
 - Provide additional Solar Panels

- **Change 11 – Level 3 – External Change to Retaining Walls.**
 - Change the retaining walls adjacent to the plant room.

- **Change 12 – Level 3 – South Elevation – Window Changes.**
 - Reduce W02 height to suit the laundry bench height
 - Relocate W02 & W03 to suit the updated internal floor plan of Bedroom 04 & the Laundry

- **Change 13 – Level 4 – South Elevation – Window Changes.**
 - Increase W14 to suit the updated Panty size
 - Increase W20 to suit the Hallway

- **Change 14 – Area Calculations Updates.**
 - The level 3 floor area was increased to suit the changes made to the existing plant room and the new gym.
 - The landscape area has been updated due to the driveway changes.

- **Change 15 – Minor Increase to Excavation**

- A minor increase in excavation is proposed to the southern boundary outside the Level 3 Plant Room.
- **Change 16 – Amended Driveway Design to Suit Existing Ground Levels.**
 - Driveway design amended to suit the existing ground levels
 - Increased setback to the southern side boundary
 - Removal of curved concrete stairs
 - Removal of the approved landscape retaining walls. Proposed retaining wall integrated into the driveway structure.
- **Change 17 – Level 3 – North Elevation – Window Reduction**
 - W13 Reduce in size to suit the updated ensuite layout.
- **Change 18 – Level 3 – West (Internal Courtyard) Elevation – Window Change**
 - W09 increased in size and relocated to suit the updated walk-in-robe layout
- **Change 19 – Level 3 – West (Internal Courtyard) Elevation – Window Reduction**
 - DA19 Reduced in size.
- **Change 20 – Site – Bushfire Re-Assessment**
 - Review of the Bushfire Assessment – Refer to the Bushfire Assessment Report by Newcastle Bushfire Consulting, dated 03/07/2025
 - Application to reduce part of the site to BAL 40 from BAL FZ.
- **Change 21 – Level 1 – Equipment, Store, Cellar Update**
 - Increase the cellar size
 - Redesign of the store area to include a dedicated equipment room for electronic services.
- **Change 22 – Level 3 – Additional Aluminium Louvres for Plant Room**
 - Aluminium louvres are proposed on the southern elevation of the plant room to ensure adequate ventilation for services installed within the space.

The proposed modifications to DA2021/0315 are relatively minor and are largely driven by the site conditions.

The changes proposed to the internal layouts are within the approved building footprint.

The proposed amendments to the driveway design have been developed following discussions with the geotechnical engineer and the structural engineers to ensure no adverse impacts on the neighbouring amenities.

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

Sincerely,

Watershed Architects