

June 27, 2023

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 (all changes are indicated on plans in colour). We are submitting these changes for a Modification- Minimal Environmental Impact 4.55 (1A) Application for the property at:

**DEVELOPMENT APPLICATION No. DA2022/1582**  
**LOT 41, DP232584, 15 WINGARA GROVE, BELROSE NSW 2085**

**MOD01-Site Plan**

The size of the proposed pool has been increased from 12,000 litres to 28,000 litres. New access stairs added beside the pool.

**MOD02- Existing Ground Floor**  
No changes.

**MOD03- Proposed Ground Floor**

The size of the proposed pool has been increased from 12,000 litres to 28,000 litres. New access stairs added beside the pool.

**MOD04- Proposed Studio Level**  
New high windows W13 and W14 added.

**MOD05- Proposed First Floor Plan**  
New high windows W11 and W12 added. Floor level raised by 290mm to accommodate floor structure as required by the structural engineer.

**MOD06- Roof Plan**  
No changes.

**MOD07- North & South Elevations**

North Elevation- New high windows W13 and W14 added. Ridge Level, First Floor and ceiling levels raised by 290mm to accommodate floor structure as required by the structural engineer. The size of the proposed pool has been increased from 12,000 litres to 28,000 litres. New access stairs added beside the pool.

South Elevation- New high windows W11 and W12 added. Ridge Level, First Floor and ceiling levels raised by 290mm to accommodate floor structure as required by the structural engineer.

#### MOD08- East & West Elevations

East Elevation- Ridge Level, First Floor and ceiling levels raised by 290mm to accommodate floor structure as required by the structural engineer. The size of the proposed pool has been increased from 12,000 litres to 28,000 litres.

West Elevation- Ridge Level, First Floor and ceiling levels raised by 290mm to accommodate floor structure as required by the structural engineer.

#### MOD09- Sections

Section A-A- Ridge Level, First Floor and ceiling levels raised by 290mm to accommodate floor structure as required by the structural engineer.

Section B-B- Ridge Level, First Floor and ceiling levels raised by 290mm to accommodate floor structure as required by the structural engineer. The size of the proposed pool has been increased from 12,000 litres to 28,000 litres. New access stairs added beside the pool.

A new BASIX Certificate has been submitted which includes the additional windows W11, 12, 13 and 14.

There will be no changes to the Waste Management Plan or Cost Summary Report as submitted for the original DA.

The subject site is in an R2 zoning. The proposed changes are minor in nature. They do not create any additional overshadowing nor create any privacy issues. 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  
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