

STATEMENT OF MODIFICATIONS AND ENVIRONMENTAL EFFECTS

FOR

Section 4.55
Modification of Condition No. 6 to DA2019/0707

AT

20 York Terrace, Bilgola Plateau NSW 2107

January 2020

BY

Contour Landscape Architecture
PO Box 698 Mona Vale NSW 1660

1.0 INTRODUCTION

This Statement of Modifications and Environmental Effects and accompanying drawings (Pool Plan & Sections Sheet) for submission to Northern Beaches Council as a Section 4.55 Application to the approved DA DA2019/0707.

2.0 THE PROPOSED DEVELOPMENT & EFFECTS

- The proposed development as approved under DA DA2019/0707 has a condition of consent (No. 6) that requires the modification of the glazing to the north of the pool to be frosted. This modification application requests that this condition be altered to allow the installation of a 2400mm aluminium privacy screen as per the attached image below to the extent as shown on the updated Site Plan.
- The proposed modification to the Swimming Pool shall have no impact on any other aspect of the proposal, with the outcome providing greater visual privacy to the neighbouring Properties to the north. The Privacy Screen is compliant to AS1926.1-2012 if the Swimming Pools Act and Regulation 1992.



Image – 2400mm Aluminium Privacy Screen

4.0 SUMMARY

The adjusted screening shall have no greater impact on the neighbouring properties.

The adjusted Swimming Pool poses no additional privacy issues to neighbouring properties and public spaces.

This Section 4.55 Application should be supported and approved by Council.