

STATEMENT OF MODIFICATION



MODIFICATION TO 596 No. 282/14
FOR POOL & SPA

AT

20 SUNRISE RD
PALM BEACH

1.0 INTRODUCTION

This statement accompanies a Section 96 application for modification to current 596 No. NO282/14/596/1 notified on 25 August 2015.

The application relates to a new swimming pool and spa at 20 Sunrise Rd., Palm Beach.

2.0 THE PROPOSED MODIFICATION

The simplicity of the modification is illustrated in the attached sketches which cover:

1. Relocation of the spa to the west side of the pool from the north side.
2. Relocation of access to the lower site levels to the north side of the pool from the south side.
3. Reduction of glass edges to the pool: now east side only.

The pool is in the same location on the south side as the previously approved section 96 modification. As such there is no impact in relation to the conditions relating to the retained tree as per the previous report of Raintree Consulting.

Accompanying this application is correspondence from Jack Hodgson, Geotechnical Consultant, confirming that the proposed amendments “have an acceptable risk level” consistent with reports accompanying the earlier application.

Please also note that a BASIX certification is not required to accompany this application as the pool and spa are less than 40,000 litre capacity.

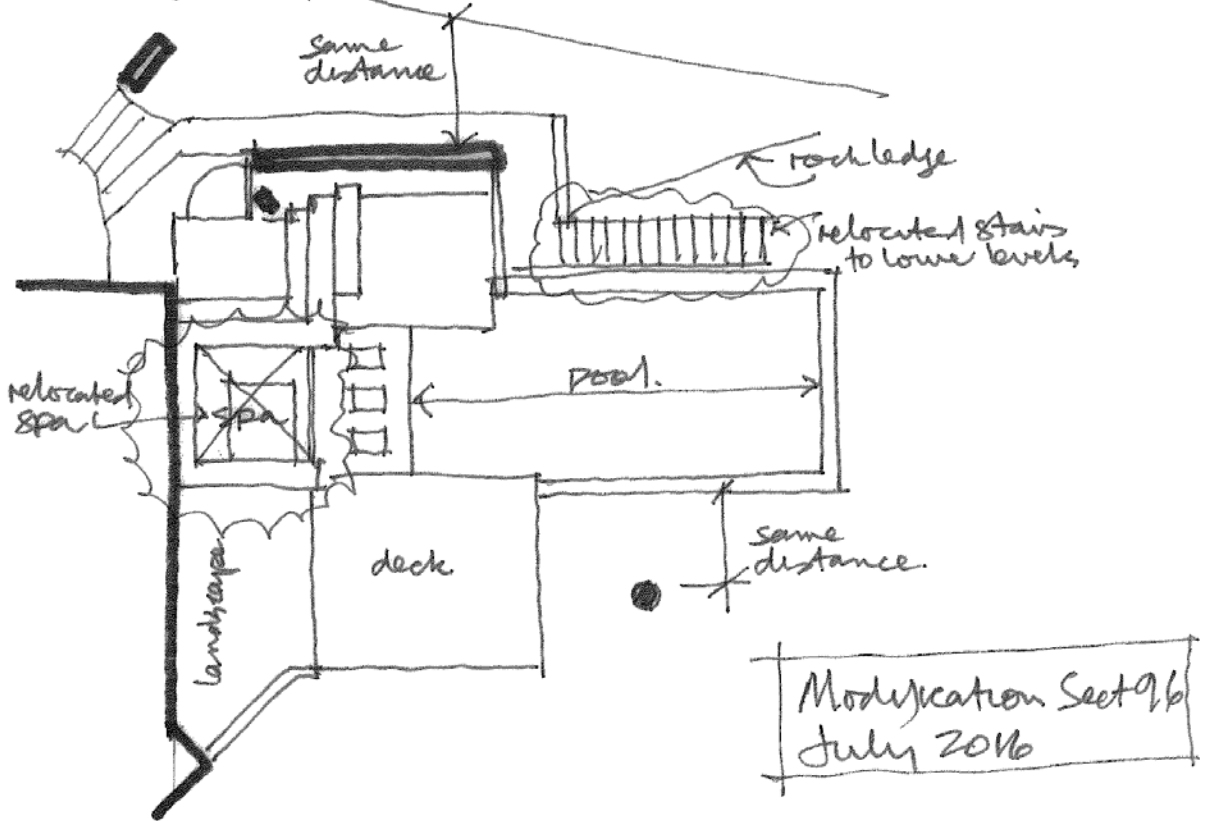
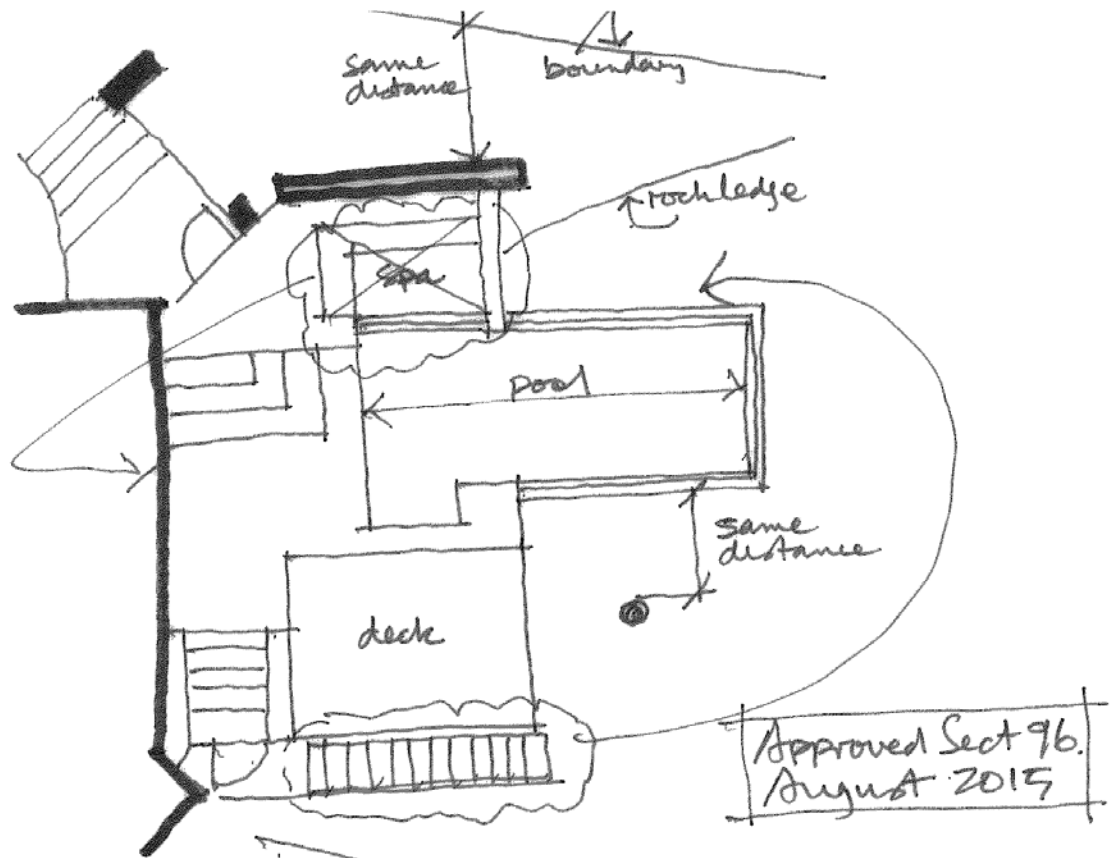
These modifications do not adversely impact on any of the site elements that have been closely assessed as part of the original DA application and the previous 96 application. The development will still comply with Council’s requirements for building height, side & rear setbacks, site coverage, drainage, trees & vegetation, geotechnical requirement, etc., as have been outlined in the original Statement of Environmental Effects (submitted for the original DA application). The privacy of adjoining residences or the views to and from the property remain unaffected. Proposed landscaping measures will ensure that the proposal will be sensitively integrated into the existing topography and surrounding environment. The proposed modifications to the pool and spa still represent a very minor development when viewed in relationship to the existing residence. All materials and finishes shall be consistent with the original DA application.



Image 1 – View north across existing garden area to the rear of residence, being the area for the proposed swimming pool, poolside areas and spa.



Image 2- View west towards residence, showing proposed location of spa and access door to undercroft area.



3.0 CONCLUSION

The proposed modifications to the previously approved S96 retain the overall form and design intention of the original proposal, which are responsive to the particular site conditions.

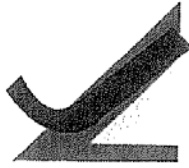
Furthermore the modified development remains an appropriate form of addition that will maintain and enhance the visual appearance of the residence.

Relative to previous approvals there are no unacceptable impacts on the existing locality, visual character when viewed from public place, or amenity of neighbouring properties. The development still satisfies all of the relevant development controls of Council, being consistent with previous approvals.

Under these circumstances, it is submitted there is no impediment to Council granting consent to this Section 96 application.

John Daubney

HDR Rice Daubney
Architects



Jack Hodgson Consultants Pty Limited

CONSULTING CIVIL, GEOTECHNICAL AND STRUCTURAL ENGINEERS

ABN: 94 053 405 011

MP 29515B.
15th June, 2016.
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The General Manager
Pittwater Council
P O Box 882
MONA VALE NSW 1660

Dear Sir,

20 SUNRISE ROAD, PALM BEACH
Development Application No: N0282/14

We have reviewed the amended architectural plans prepared by Rice Daubney Group Dwg No: S-96 01 Issue A dated 9th June, 2016

Jack Hodgson Consultants Pty Ltd prepared the geotechnical report "Risk Analysis & Management for Proposed Pool, Spa & Paving at 20 Sunrise Road, Palm Beach" dated 31st July, 2014 and previous Section 96 letter dated 11th June, 2015

The proposed changes to the development at the subject address are as shown below: These changes have an Acceptable Risk Level in accordance with the 2009 Geotechnical Risk Management Policy for Pittwater.

1. Proposed spa relocated to west of proposed pool
2. Sandstone clad feature wall changed to splatter rendered 200 block wall
3. General changes to pool
4. Stairs adjacent to poolside decking on south removed and replaced with landscaping.
5. New stairway to northern side of pool added
6. Concrete retaining wall added to support timber deck
7. Glass balustrades on perimeter of deck & pool added
8. Glass panel added to spa

JACK HODGSON CONSULTANTS PTY. LIMITED.

Peter Thompson MIE Aust CPEng
Member No. 146800
Civil/Geotechnical Engineer

