

STATEMENT OF MODIFICATION. 6/9/2022

ADDRESS 967 BARRENJOEY RD PALM BEACH

SECTION 4.55 (1A) APPLICATION – MINIMAL ENVIRONMENTAL IMPACT

**Prepared for SMJ Investments Pty Ltd
By Blue Sky Building Designs**

Relevant Prior Consents

N272/16	DA. Demolition and construction of new house and pool
MOD2018/0387.	S96 to re oriented the pool
DAMOD 2020/0563.	S 4.55 for street entry, stairs, retaining walls and off street carparking slab.
MOD2020/0412	S 4.55 for new pool deck and spa, revised waterfront retaining walls and under pool amenities.

Proposed S 4.55 Modifications in this Application

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 - 1.Minor amendments to eastern retaining walls and stairs approved at DAMOD 2020/0563
 - 2. Minor retaining works on eastern boundary
 - 3. Revised pool deck shape
 - 4. Revised design of south west corner of pool
 - 5. Revised feature wall at southern side of pool
 - 6. Revised privacy planting north of pool deck
 - 7. Additional stairs down from under pool to waterfront
 - 8. Minor changes to under pool amenities/equipment layout.
 - 9. Minor changes to stair access from the pool level down to the pool amenities level and corresponding adjustment to corner of building.

Reason for Modifications

1.Minor amendments to eastern retaining walls and stairs approved at DAMOD 2020/0563

Amendments to the street entry stair case are required to accommodate the new small retaining wall at 2 below.

Increases in RL heights of some of the retaining walls surrounding the entry stairs is required following recommendations from builder and engineer in formulating construction specifications.

The design of proposed curved retaining wall structures to the south of the street entry staircase is consolidated into one curved structure of less height (although the RL at the top of the wall remains at 14.9m) as less excavation down at the base of the walls was recommended by the engineers.

2. Minor retaining works on eastern boundary

As recommended by builder and geotech in order to retain loose clay, rocks and water flow from upslope council verge, and to provide a stable foundation for safe future boundary fencing given steepness of the ground.

3. Revised pool deck shape

4. Revised design of south west corner of pool

5. Revised feature wall at southern side of pool

Cosmetic changes recommended by architect. Changes to south west corner of pool will also provide more pool water trough balance capacity, negating the need for a separate balance tank under the pool.

6. Revised privacy planting north of pool deck

Will provide enhanced privacy planting and screening of the pool from neighbouring property to the north.

7. Additional stairs down from under pool to waterfront

Will provide enhanced pedestrian access through the waterfront zone. Previously specified tree planting in front of the location of the stairs will screen their existence as viewed from Pittwater.

8. Minor changes to under pool amenities/equipment layout

Deletion of the need for a pool balance tank as mentioned in 5 above has allowed and more efficient and functional relocation of pool equipment and design of pool amenities.

9. Minor changes in stair and mid landing levels from pool down

This is to allow room for the relocated pool equipment underneath. It also required a slight movement of adjacent dwelling wall, reducing the size of the living room.

Summary of Environmental Impact of Proposed Modifications

It is contended that there is negligible net impact from the proposed minor modifications and consent is recommended.