

STATEMENT OF MODIFICATION

Development Application – DA2022/1860

Owner:

PALM BEACH GOLF CLUB LTD

Project:

Alterations and additions

2 Beach Rd, Palm Beach, NSW 2108

Date:

April 2023

Prepared by:



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1.0 INTRODUCTION

This **Statement of Modification** has been prepared as part of supporting documentation in association with a **Development Application DA2022/1860** concerning **Lot 11, DP 1275411, no. 2 Beach Road, Palm Beach (known as Palm Beach Golf Club)** in the Local Government Area of Pittwater in the Northern Beaches Council.

DA2022/1860 approval was granted 22 March 2023.

2.0 DESCRIPTION OF PROPOSED MODIFICATIONS

Application is made for the following modifications to consent **DA2023/1860**:

- a) The proposed concrete slab on ground extension FFL reduced from FFL 2.99 AHD to match the existing ground level FFL of 2.94 AHD. This represents a reduction of 50mm.

The proposed Modifications are described in Drawings by Hot House Architects:

GROUND PLAN MOD 110

ELEVATION & SECTION MOD 200

3.0 DISCUSSION/CONCLUSION

The proposed modifications represent a reduction of 50mm in concrete slab height of the approved **DA2023/1860** relating to 2 Beach Rd, Palm Beach. This enables a consistent floor level to be maintained throughout the Ground level of the Club.

The proposed extension area is 18m², and although not strictly complying with the 10m² maximum allowable under the Flood Planning Level, it is deemed appropriate to apply flexibility of this control in this instance. A change in levels midpoint of the room is unnecessary and presents design and layout issues. It also introduces a significant trip hazard for the occupants of the building. Furthermore, egress to exits would be unnecessarily burdened by this hazard. Given the nature of the building and the commercial operations it undertakes, and the ultimate usage of the area in question, there would be: no impact on flood mitigation, no impact on adjoining dwellings or dwellings within the immediate vicinity; and no impact on injury or loss of life.

NY civil Flood Engineers have supported this proposal in their original Flood Management Report and have concluded:

- 1. The proposed development has no material impact on the existing flood regime.*

2. *The minimum habitable FFL for the additions is to be no lower than existing FFL 2.940m AHD.*

3. *All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level (FPL).*

Any existing electrical equipment and power points located below the Flood Planning Level – RL

3.59m AHD - must have residual current devices installed that turn off all electricity supply to the property when flood waters are detected.

4. *Storage of goods must not be below RL 3.59m AHD*

5. *A suitably qualified structural engineer to certify at Construction Certificate stage that the structural integrity of the proposed additions is maintained to the PMF level – RL 3.24m AHD, accounting for forces of floodwater, debris and buoyancy.*

6. *The natural ground levels for the pre-development state are to be maintained for the post development state of the site.*

7. *A laminated copy of the separate Flood Emergency Response Plan appended to this report (Appendix C) is to be provided within the meal room.*

It is in our opinion that the proposed modifications are suitable for the site and local environment, and we believe Northern Beaches Council will find they continue to satisfy the objectives required and find the Modification Application fit for approval.

Kind Regards,



Wade Cogle