

19 July 2021

The Manager
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S4.55 MODIFICATION OF CONSENT FOR DA 2019/0276.
No.7 Clifford Avenue, Fairlight - Alteration & additions to existing house and new swimming pool

Statement of Environmental Effects: MOD Changes

Reference is made to the DA Approval DA.2019/0276 Notice of Determination 09 October 2019.

Read this statement in conjunction with the original SofEE prepared by Nolan Planning Consultants March 2019.

Below a list of the proposed S4.55 (1A) Modification Application minor changes – refer to the attached correlating purple highlighted Architectural Drawing Set with reference to the modification numbering as listed below:

No.	S4.55 Modification: External Design Change	Reason for Change	Neighbour Environmental Impact	Comments / Notes / Result
1.	First Floor Study room enlarged/extended to square off SE house corner on top floor (additional 2.6m ² GFA).	Client brief requirement. Floor Plan reconfiguration and internal room layout amendments have necessitated this change (see below Change No.4).	None; no additional impacts on adjoining property No.5 and other neighbouring houses.	The DA approved GFA 312m ² or FSR 0.59:1. The MOD proposed GFA 314.6m ² or FSR 0.60:1 still numerically compliant. The small additional room area added to underneath the already approved roof form meaning no additional overall building bulk as before. The building wall/roof height and side boundary setbacks as before therefore no change to view and shadow impacts. The rear top floor Balcony area reduced by 2.6m ² as a result of this change. The amenity impacts on the adjoining neighbours in regards to privacy & overlooking remain unchanged as before.

No.	S4.55 Modification: External Design Change	Reason for Change	Neighbour Environmental Impact	Comments / Notes / Result
2.	Ground Floor entry Porch roof canopy side reduced & roof pitch direction altered (return on corner)	Design; visual appearance street appeal	Yes; The roof covering now set back an additional 600mm from the side boundary.	The Porch side roof covering in a straight line as continuation of the main roof and not stepped out as before. This roof now pitches to both the side boundary and street boundary (returned on the corner). Structural support columns removed to engineer details to be confirmed post DA as part of CC.
3.	External wall opening door/window sizes and locations amended as below - <u>Lower Ground Floor:</u> <i>Guest Bedroom W.03;</i> Enlarge as slot window. <i>Bathroom W.04;</i> Enlarge window above steps. <i>Family Room W.06;</i> Change glass door to reduced size window. <i>Family Room W.07;</i> New high window over. <u>Ground Floor:</u> <i>Dining Room W.10;</i> Change glass doors to windows. <i>Kitchen W.11;</i> 2 nd Kitchen window amended to match the other one is size. <i>Laundry W.15;</i> Wider high window over. <i>Stair windows W.23&24;</i> Now equal size smaller windows symmetrical on the stair <u>First Floor:</u> <i>Study & Bedroom</i> <i>W.26,27 & 28:</i> Doors/windows adjusted to suit room changes as per No.1 change above. <u>Roof:</u> Skylight added	Design; Plan reconfiguration & other layout considerations	Minor; Insignificant size change to windows. Minimal to no change to windows facing side boundaries.	Refer to glass door & window numbers as labeled on the MOD Plans; changes as described below: <i>W.03;</i> Wider window both sides. Now shown on Elevation. <i>W.04;</i> Slightly wider window. To suit external steps <i>W.06;</i> Adjusted to match existing window symmetrical on FP. <i>W.07;</i> Added. <i>W.10;</i> Window sill to bench height. DA side wall window deleted. <i>W.11;</i> Existing house window to be adjusted to suit. W.11&12 to be matching size. <i>W.15;</i> Wider window one side. Symmetrical on wall/room. <i>W.23&24;</i> Previous large wall to wall side bdy window adjusted to suit new stair design. <i>W.26:</i> Change glass doors to windows. DA side wall window deleted. <i>SL:3</i> The DA WIR windows now the Bathroom windows.

No.	S4.55 Modification: Internal Design Change	Reason for Change	Neighbour Environmental Impact	Comments / Notes / Result
4.	Relocate lift and associated main internal stair changes.	Design; Improve functional layout of house and vertical circulation between levels	None; Interior change to approved DA house only.	Same size residential lift just relocated to a more practical location. The revised stair design minus the previous central lift core will allow additional natural light to the lobby & hall areas on all levels.
5.	<p>Internal room layout changes -</p> <p><u>Lower Ground Floor:</u></p> <p><i>Bathroom & Hall;</i> Walls and room doors adjusted to suit relocated lift.</p> <p><i>Lobby (Stair);</i> Enlarged because of the removal of the lift and relocation of the main stair to the side wall. Glass doors added to separate Lobby from the Family Room. Steps from the Lobby to the Family Room adjusted to suit</p> <p><u>Ground Floor:</u></p> <p><i>Kitchen;</i> Layout adjusted to suit relocated lift with butler's pantry added.</p> <p><i>Guest WC;</i> The 2 separate WC's joined to form one larger guest Bathroom</p> <p><i>Entry Hall;</i> Enlarged because of the removal of the lift. Door added to lower level stair to separate levels.</p> <p><u>First Floor:</u></p> <p><i>Family Bathroom:</i> Relocated to the other side</p> <p><i>WC:</i> Deleted; part of larger size Bathroom</p> <p><i>Bedroom 4 ensuite WC:</i> Added to the back of the lift.</p>	Modifications as a result of the above design changes No.1 & No.4.	None; Interior change to approved DA house only.	<p>The internal room layout within the confines of the DA approved outer perimeter walls on all levels and minor adjustments only to the functional design layouts as a result of the No.1 & No.4. changes as described above.</p> <p>The rooms utilize the doors & windows of the approved DA and amended as per No.3 changes as described above. The amenity impacts on the adjoining neighbours remain unchanged as before.</p>

No.	S4.55 Modification: Internal Design Change	Reason for Change	Neighbour Environmental Impact	Comments / Notes / Result
6.	Outdoor pool WC added to underside of external stair.	Client brief requirement.	None.	The outside WC toilet & basin added to the underside of the raking top stair flight.
7.	Outdoor fireplace deleted.	DA Condition of Consent #9.	None.	<p>To ensure development minimises unreasonable impacts upon surrounding land.</p> <p>The Modification Plans addresses the issue raised in the Council DA Conditions of Consent #9 and we request for this Condition to be removed for clarity for the certifying authority prior to the issue of the Construction Certificate.</p>

Note none of the proposed MOD changes will impact the already approved house building bulk with overall heights, boundary setbacks, etc to remain as is resulting in no change to views, overshadowing and privacy impacts on adjoining neighbouring properties.

Please contact our office if you have any questions in relation to the above.

Regards,

ARCHITECT

EUGENE DU PLESSIS

B.Arch Stud [1996] + B.Arch [1997]

NSW REGISTERED ARCHITECT #7435

NOMINATED ARCHITECT: Eugene du Plessis

The Balcony amended as per the NBC DA Condition of Consent ANS01A.

