

Northern Beaches Council

STATEMENT OF MODIFICATION – Swimming Pool – Lot 2 DP
236331 DA2020/1324

135 Seaforth Cres
Seaforth NSW 2092

To whom it may
concern,

Approval is sought to modify (s4.55(1) the approved swimming pool – DA2020/1324 at # 135 Seaforth Cres Seaforth. This was approved 22.2.21

Approval is specifically sought to modify the proposed height of the swimming pool concourse from RL34.99 to RL35.51.

The current approval is for a swimming pool and associated works. These works have been recently completed mostly as per the approval by Northern Beaches Council. Upon completion of the works an updated survey was provided, and at this point it was found that the pool has been constructed 520mm higher than the approved plans. The updated survey has been lodged with the Modification Plans.

As the site is heavily sloped it would appear that the construction team has misinterpreted the survey and used an incorrect level to ascertain the site benchmark, resulting in the pool concourse being built 520mm higher than approved. As the height discrepancy is minimal it can be suggested that this is simply a mistake by the builder. It can be argued that the minimal height rise to the pool on such a steeply sloping site neither benefits the home owner in any way or has any negative effect on any neighbors.

The new pool height will have no impact on the overland flow of stormwater on the site or add extra volume to the existing stormwater system. The new pool height has no effect on the structural integrity of the pool as built or the foundation material it is bearing on. Nor will it affect the existing trees that have been retained on the site. Supporting letters from the project engineer, project geotechnical engineer and the site arborist have been included in the DA modification lodgment.

The modification plans have considered the Northern Beaches DCP and LEP. Plans have been modified as has the Statement of Environmental Effect to reflect the new pool height of RL35.51.

As demonstrated in this report the change in pool height is minimal and the modification proposal is consistent with the aims and objectives of the Northern Beaches Local Environmental Plan and the Northern Beaches DCP. The proposed modification to the approved development is consistent with the objectives of the property zoning. The proposed works do not have any detrimental impact on the amenity of the adjoining properties or the character of the locality and meet the controls of the Northern Beaches DCP.

It is therefore considered that the proposed modification to the approved development (Specifically the height of the pool concourse) at No. 135 Seaforth Cres Seaforth is worthy of the consent of Council.

Kind
Regards

Nick McCarthy – Urban
Escape

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