

## **NOLANS RESERVE MODIFICATION**

NOLAN RESERVE AMENITIES BUILDING [16\_003]

With reference to the consent (2017/0353) for the construction of a new public sports amenities building at Nolan's Reserve on part lot 2743 DP 752038. The owner Northern Beaches Council seeks to modify the consent in accordance with the provisions of Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979. The application consists of the following documents that describe proposed modification:

- Completed application form
- This letter (amending SEE)
- Amended Plans (1 copy)
- The prescribed fee.

### **1.1 BACKGROUND AND CONSENT TO BE MODIFIED**

Development Application 2017/0353 to construct a single storey sports amenities building was approved with conditions on 04-August-2017.

### **1.2 PROPOSED AMENDMENT**

- Raising of ground floor level by 50mm to allow for future settlement of the building (ensuring building levels stay above flood level).
- Removal of under slab rainwater tank.
- Amendment to accessible walkway to change to accessible ramp which will further reduce the amount of soil mounding required.
- Amendments internally to Canteen and Storeroom for a more functional arrangement of space.
- Conversion of sliding entry gates to hinged.
- Simplification of roof form to remove uplift in structure and changes to roof levels to accommodate this.
- Amendment to replace wire mesh infill with frameless anodised aluminium louvres.

### **1.3 CONSIDERATION OF SECTION 79C**

Section 4.55 (3) requires a consent authority to take into consideration such of the matters referred to in section S4.15 (1) as are of relevance to the development, the subject of the application. The discussion below addresses only the issues of consequence to the modification of the consent.

**ARCHITECTURE  
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## Compliance summary

### DEVELOPMENT CONTROL PLAN

CL.	STANDARD	APPROVED	PROPOSAL	COMMENT
C4	Stormwater	Rainwater storage tank under slab	Remove rainwater tank as is unlikely to be used, requires excessive maintenance and impacts flood water movement through building by reducing undercroft area.	The modification doesn't have adverse impacts on the building and allows for better flow of flood water during high rain events.
D9	Building Bulk	The approved has a reasonable building bulk consider the nature of the use and the siting of the building	The proposed modification removes the angled uplifted corner section of the roof, this would further reduce the building bulk and scale	The modification reduces the bulk and as such doesn't have any adverse impacts on the design or architectural intent.
D18	Accessibility	Approved design meets requirements of AS1428.1 and applicable accessibility regulations and legislation	The proposed modification replaces the accessible walkway with an accessible compliant ramp	The modification is compliant with accessibility and doesn't depart from the DCP controls.
D20	Safety and Security	The proposed amenities building will be able to be secured when not in use	The proposed modification changes the sliding gates to hinged gates with access to toilets and changerooms on a timer lock	The modification still permits the building to be locked when not in use.

#### 1.4 CONCLUSION

As the amendment is consistent with the objectives of the RE1 zone (public recreation) The changes are minimal overall and are in keeping with the architectural design intent of the building and built form. Internal modifications have been proposed due to a protracted construction period which has meant that during this time period the requirements of stakeholders using the building have evolved and changed. The proposed amendments will cater for these changes and result in a more practical and functional building suitable for use as a building by the general public and local sporting teams.

Therefore the proposed amendment is substantially the same development as previously approved by Council.

We trust this information satisfies Council's requirements in determining this matter; however should further information be required, please do not hesitate to contact the undersigned on 9516 2022.

Sincerely,



Andrew Nicolle  
Associate / Architect  
SMITH & TZANNES