

## **STATEMENT OF MODIFICATION**

**Application Number:** N0516/17

**Address:** 701 Barrenjoey Road, AVALON BEACH NSW 2107

**Proposed Development:** Modification of N0516/17 granted for the construction of a four unit Seniors Living development with basement car parking landscaping and strata subdivision

**Owners:**

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**Date:**

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## 1.0 INTRODUCTION

This **Statement of Modification** has been prepared as part of supporting documentation in association with **N0516/17** concerning **no. 701 Barrenjoey Rd, Avalon Beach** in the Local Government Area of the Northern Beaches Council: to assess the proposal's compliance with the relevant provisions of Northern Beaches Council's planning controls and policies and to assess the likely impacts on neighbouring properties and the locality.

## 2.0 SITE LOCATION



Figure 1. Aerial Locality Plan, 701 Barrenjoey Rd, Avalon Beach. Google Maps

### **3.0 DESCRIPTION OF PROPOSED MODIFICATIONS**

Modification Application is made for the following:

- a) Remove previously approved 'popped roof' and align with lower roof.
- b) Install two new skylights.
- c) Install external cawling for basement exhaust on main roof (eastern)
- d) Replace the previously approved central concrete roof to a Trimdek Colorbond roof with eaves gutters and downpipes on the northern & southern sides.
- e) Extend metal roof over lift shaft.
- f) Replace Sliding doors (W20 & W41) to windows with concrete upturn and sill to match with sill W40b & W19b (Apartment 02 & 04)
- g) Replace Window (W05) with a sliding door (Apartment 01)
- h) Move W06 & W27 from alcove to the North façade
- i) Adjust heights of W02 & W03
- j) Remove retaining wall and lower the associated garden bed to Apartment 01 courtyard.
- k) Create Storerooms 02 & 03 at the back of respective garages (under approved stairs)
- l) Divide Electrical Switchboard room to accommodate Unit 4 storage. New dividing wall and door.
- m) New position of gas and water meters.
- n) Remove internal blade walls from Unit 02 and Unit 04
- o) General layout modifications to bathrooms and laundry's.
- p) Add a service corridor under the pedestrian ramps, with a new access door accessible via Unit 01 Courtyard.
- q) Material changes including: Replace external weatherboard cladding to a rendered and painted finish (north facade); replace entry stone cladding with Aluminium 'Timber grain' cladding (west façade); replace weatherboard cladding with standing seam metal sheets 'monument' (east façade)

The proposed Modifications are described in Drawings:

- COVER SHEET MOD 000
- SITE PLAN MOD 001
- LEVEL 2 PLAN MOD 100
- LEVEL 3 PLAN MOD 101
- ROOF PLAN MOD 102
- ELEVATIONS MOD 200
- ELEVATION MOD 201
- ELEVATION & EXTERNAL FINISHES MOD 202
- SECTIONS A - A MOD 300
- SECTION B - B MOD 301
- SECTION C - C MOD 302
- SECTION D - D MOD 303

## **COMMENTS ON STATUTORY REQUIREMENTS AND POLICY**

The proposed modifications pose no conflict with the provisions of the **Pittwater LEP**.

The following briefly comments on the **Pittwater DCP** provisions:

### **Section B General Controls:**

#### **B1 Heritage Controls**

The site is not related to heritage, nor is there any heritage items in the vicinity.

#### **B2 Density Controls**

The proposed modifications have nil effect on density controls.

#### **B3 Hazard Controls**

The proposed modifications have nil effect on hazard controls.

#### **B4 Controls Relating to the Natural Environment**

The proposed modifications have nil effect on the natural environment.

#### **B5 Water Management**

The proposed roof modifications represent no additional stormwater catchment area. The 'popped roof' is simply removed and aligned with the main roof. The replacement of the concrete roof to a metal roof equates to new downpipes and the installation of new eaves gutters at the northern and southern ends. A certificate by Barrenjoey Consulting Engineers confirms that the previously issued stormwater plans are adequate to address the proposed modifications.

#### **B6 Access and Parking**

There is no change to the approved parking arrangements, however extra storage space has been utilised at the rear of Garages 02 & 03. There is no reduction in the approved parking spaces or access.

#### **B8 Site Works Management**

The proposed modifications have nil effect on site works management

## **Section C Development Type Controls**

### **C1.1 Landscaping**

The lowering of the retaining wall and garden bed to the courtyard of apartment 01 represents a minor change to the landscaping arrangements. The soil depth proposed will be at least 300mm and therefore still be considered as landscaping.

### **C1.2 Safety and Security**

The proposed modifications have nil effect on safety and security.

### **C1.3 View Sharing**

The proposed modifications have a net decrease in roof bulk. Any effect on surrounding views is considered an improvement to surrounding properties.

### **C1.4 Solar Access**

The proposed modifications have a net decrease in roof bulk. Any effect on solar access to the subject site, surrounding properties or the public domain is considered to be an increase, when compared to the previously approved development.

### **C1.5 Visual Privacy**

Glazing changes to Apartments 01 (W05 becomes a sliding door), 02 & 04 (W20 & 41 sill height raised) are considered to have negligible effect on privacy.

### **C1.6 Acoustic Privacy**

The proposed modifications have will have no net increase in noise.

### **C1.7 Private Open Space**

The proposed modifications have will have no effect on Private Open Space.

### **C1.8 Dual Occupancy Specific Controls**

N/A

### **C1.9 Adaptable Housing and Accessibility**

The proposed modifications have nil effect.

### **C1.10 Building Facades**

New down pipes on the northern and southern façades of the central roof are proposed to drain the proposed eaves gutter of the narrow central roof. This is considered minor and acceptable.

### **C1.11 Secondary Dwellings and Rural Worker's Dwellings**

N/A

### **C1.12 Waste and Recycling Facilities**

The proposed modifications have will have no effect on Waste and Recycling Facilities.

### **C1.13 Pollution Control**

The modification proposes a reconfigured carpark vent cowling. There will be no affect on the proper functioning of this facility. It will not adversely impact on public health or the environment.

### **C1.14 Separately Accessible Structures**

N/A

### **C1.15 Storage Facilities**

The proposed modifications include improvements to storage capacity, including Storage Rooms for Units 02, 03 & 04. Units 02 & 03 will now utilise extra space available under the external stairs at the rear of respective garages. Unit 04 will utilise half of the Electrical Switchboard Room and be separately accessible. have will have no effect on Storage Facilities.

### **C1.16 Development ancillary to residential accommodation - Tennis Courts**

N/A

### **C1.17 Swimming Pool Safety**

N/A

### **C1.18 Car/Vehicle/Boat Wash Bays**

N/A

### **C1.19 Incline Passenger Lifts and Stairways**

The proposed modifications have will have no effect on the approved lift and stairways.

### **C1.20 Undergrounding of Utility Services**

There are no proposed changes to utility services.

### **C1.21 Seniors Housing**

There Seniors housing development continues to be in accordance with the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

### **C1.23 Eaves**

The new eaves gutters will have a 450mm eave. Furthermore, the change from a parapet roof will have nil effect on shading.

#### **C1.24 Public Road Reserve - Landscaping and Infrastructure**

N/A

#### **C1.25 Plant, Equipment Boxes and Lift Over-Run**

The lift shaft overrun dimensions are not proposed to change. The roof material over has changed to a metal Trimdek roof, which better integrates with the surrounding roof sheeting.

The modifications do propose a change in the basement exhaust location. The exhaust cowl is proposed to be relocated from a wall mounted vent in the western elevation of the 'popped roof' to a roof mounted position on the main roof (refer to figures 4,5 & 6). Although the exhaust is not concealed in a wall, the new configuration is considered low impact and an overall improvement. The removal of the 'popped roof' and associated walls equated to a significant reduction in built form. As can be seen from figure 3, the stand-alone cowl is not readily visible from the public domain. Screening of this element is considered not to be required due to its small and sleek, low set form. The location of the shaft and fan unit are not proposed to change.



## **D1 Avalon Beach Locality:**

### **D1.1 Character as viewed from a public place**

The removal of the ‘popped roof’ and associated walls is considered an improvement to the developments. All other minor modifications and material changes are considered to have a negligible effect on character as viewed from the public domain.

### **D1.2 Avalon Village**

N/A

### **D1.4 Scenic Protection - General**

The proposed modifications will have nil impact, as viewed from the natural environment.

### **D1.5 Building colours and materials**

Material changes continue to align with the requirement of dark and earthy tones.

They include: Replace external weatherboard cladding to a rendered and painted finish (north facade); replace entry stone cladding with Aluminium ‘Timber grain’ cladding (west façade); replace weatherboard cladding with standing seam metal sheets ‘monument’ (east façade).

### **D1.8 Front building line**

The proposed modification does not alter the approved front building line.

### **D1.9 Side and rear building line**

The proposed modification does not alter the approved front side or rear building line.

### **D1.11 Building Envelope**

The proposed modification does not alter the approved building envelope.

### **D1.11 Building Envelope – Avalon Village**

N/A

### **D1.13 Landscaped Area – General**

The proposed modification does not alter the approved landscaped area.

### **D1.17 Construction, Retaining walls, terracing and undercroft areas**

The proposed modifications have nil effect. One garden bed retaining wall has been removed, and the associated garden has been lowered to meet the courtyard level.

## **4.2 EXCEPTIONS TO DEVELOPMENT STANDARDS**

No exceptions to LEP development standards are requested in relation to the proposed Modifications.

## **4.3 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

### **79C CONSIDERATIONS**

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

*(a) the provisions of:*

*(i) any environmental planning instrument, and*

*(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

*(iii) any development control plan, and*

*(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*

*(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

*(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,)*

The considerations arising from the relevant planning instruments and development control plan are addressed in the foregoing **Statement of Modification**.

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

These considerations are addressed in the foregoing **Statement of Modification**. The social and economic impacts will be positive in improving the residential

accommodation and amenity of the property at 701 Barrenjoey Rd, Avalon Beach and continue to provide employment and revenue opportunities for local businesses during the construction period.

*(c) the suitability of the site for the development,*

The proposed modifications are consistent with the zoning of the land, conservative in scale and result in minimal adverse environmental or amenity impacts and is therefore considered suitable.

*(d) any submissions made in accordance with this Act or the regulations,*

*(e) the public interest,*

The proposed development will continue to provide for low density residential housing stock that will provide for the housing needs of the local community and will provide for employment and will continue to contribute to the local economy through the construction phase.

#### **4.4 BASIX**

A Class 2 BASIX NCC 2019 COMPLIANCE Certificate forms part of this Modification application.

## **5.0 CONCLUSION**

The proposed Modifications to **N0516/17** at 701 Barrenjoey Rd are considered suitable to the site locality and will provide increased amenity for occupants and the surrounding area, while also allowing for flexibility in construction requirements and methodology. Careful attention has been given to achieving compliance with the relevant provisions of Pittwater Local Environmental Plan 2014, Pittwater 21 Development Control Plan 2014 and Section 79C of the NSW Environmental Planning and Assessment Act. There will be minimal adverse impacts on the occupants of neighbouring properties, the local natural environment or to members of the public.

The design outcome shows respect for the limitations and existing planning of the site, the existing character of the streetscape, and the amenity of the adjoining properties and it is our opinion that the proposed modifications are suitable for the site and local environment. We believe Northern Beaches Council will find the proposed modifications satisfy the objectives required and find the Modification Application fit for approval.



Figure 2. View to the development from Kevin Ave.



Figure 3. Rooftop view (north) towards the new exhaust location, new skylights and new central roof (left).





Figure 4. Rooftop view (south) towards the new exhaust location, new skylights and new central roof (right).



Figure 5. Rooftop view (NE) to towards the new exhaust, new skylights and new central roof (foreground).



Figure 6. View (north) to the southern end of the new central roof and eaves gutter location.



Figure 7. View looking towards the northern end of the new central roof and eaves gutter location.





Figure 8. View towards Apartment 01 courtyard – removal of garden bed retaining wall.



Figure 9. View to Window 20 (and W40-same position-level above). Note, the change from floor level sill to a sill height matching W19b & W40b.