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12 February 2025

Northern Beaches Council,
C/o Nic England (DA Assessing officer)
PO Box 83
Manly, 1655, NSW
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RE: 66 Waterview Street, Mona Vale – Lot 11 DP848911- Modification of the development consent in the form of a S4.55 1A application.

Consent: DA2024/0127

Planning portal lodgement: PAN-410265

Description of works: Construction of a new swimming pool and associated works

Proposed modifications: Changes to the approved swimming pool setout.

Dear Nicholas,

With regard to the approved consent for a new swimming pool at 66 Waterview Street, Mona Vale (DA2024/0127), we seek the modification to the current consent in the form a S4.55 - 1A relating to minor changes to the approved swimming pool.

This letter is to be read in conjunction with the associated supporting documentation prepared by Rich Carr Architects, as described below with all changes clouded and numbered accordingly.

- **Architectural documentation**
 - o DA - 1201 - A1 - SITE PLAN AND CALCULATIONS – dated 12.02.25 ISSUE A
 - o DA - 1202 - A1 – FLOOR PLAN – dated 12.02.25 ISSUE A
 - o DA - 1203 - A1 – SECTION/ELEVATIONS – dated 12.02.25 ISSUE A

The proposed modifications are described in detail below;

S4.55 Modification A

Proposal: The proposal seeks to modify the setout of the proposed swimming pool due to a clash with a Sydney Water Sewer asset. Since DA approval, a registered Sydney water servicing coordinator has conducted a pegout and initial review with advice to shift the pool for compliance with Sydney Water's requirements. The proposal seeks for a larger side and front setback which we understand lessens the impact and improves the available planting areas onsite which will be an improvement. The pool capacity is less as a smaller pool is proposed. The decrease in area is 3KL

Compliance: **Complies.** The proposed pool is consistent with the original approval and does not reduce landscape areas, nor reduces approved setbacks. The intent of the original approval is maintained with the impact improved. The proposed modification is considered a minor change to the approval. The pool setbacks comply with the DCP requirements described below

Approved Front Pool Setbacks (Waterline) – 1.8m
Proposed Front Pool Setbacks (Waterline) – 2.93m

Approved Side Pool Setbacks (Waterline) – 4.93m
Proposed Side Pool Setbacks (Waterline) – 5.83m

All changes in the modification documentation are clouded and marked for clarity.

In summary, the proposed modifications proposed are;

- consistent with the objectives of the current approval;
- is permissible in the statutory zones;
- complies with and is consistent with development standards applicable to the site;
- has no negative impact on the neighbourhood and no negative impact on the natural environment including the amenity of the surrounds.

The proposal as documented will provide a positive contribution and improvement to the approved dwelling on this site. Based on the proposal's strong performance against all key planning objectives, the application is submitted for favourable assessment.

Please do not hesitate to contact us if you have any further questions or comments pertaining to any of the above.

Kind regards,
Richard Carr

Director
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