



Tuesday 22nd of August 2018

Northern Beaches Council
General Manager
PO Box 82 Manly, NSW 1655

Attention: General Manager – Planning Department

SECTION 4.55(2) MODIFICATION APPLICATION FOR 3 PANIMA PL, NEWPORT: DA-N0468/17

This cover letter is to be read in conjunction with the application under Section 4.55 of the Environmental Planning and Assessment Act to modify the consent of DA N0468/17, which is outlined in the accompanying architectural drawings dated 01/08/18, and the Statement of Environmental Effects below in this document, dated 14/08/18.

The proposed modifications of the consent are requested improve the functional layout to better suite the amenity needs for the residents. These amendments will have no additional adverse impacts to the surrounding environment or neighbouring properties, nor contradict Council's controls and design objectives.

The following amendments proposed are listed below:

Site Plan:

- Revised retaining walls to northwestern portion of the site
- Deleted raised planter box as per DA Condition C7
- New low planter box adjoining swimming pool
- Raised RL to fire pit lawn area
- New sliding gate with integrated pedestrian access to entry

Lower Ground Floor Plan:

- Deleted raised planter box as per DA Condition C7
- New low planter box adjoining swimming pool
- Raised RL to fire pit lawn area

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Lower Ground Floor Plan:

- Bedroom 1 walk in robe window deleted
- Bathroom 3 window repositioned
- Master ensuite window deleted
- New sliding gate with integrated pedestrian access to entry
- Garage clerestory roof position and size revised
- Garage doors openings reconfigured
- Increased ceiling height to garage

Elevations & Sections

- Deleted raised planter box to northeast elevation as per DA Condition C7
- New low planter box to northeast elevation
- Revised garage roof parapet height
- Revised clerestory roof height, position and dimensions.
- Revised retaining walls at bottom of the site. New sections provided.
- Window and door modifications throughout ground floor
- New BASIX and Thermal Assessment Report to reflect all changes.

External finishes schedule

- Finishes amended in accordance with DA Condition C11

STATEMENT OF ENVIRONMENTAL EFFECTS

1. Description of the site and locality

The subject site, 3 Panima Place Newport, is legally known as Lot 6, Deposit Plan No. 563641. The property is situated on the north-western end of an access-way off Panima Place, with a rockery on the north-eastern side leading to the public reserve adjacent to Old Mangrove Bay.

The site has an area of 1132 sq.m and is within the E4 Environmental Living Residential Zone. The site is a tapered block measuring approximately 18.6m along the southwest boundary, 48.2m along the northeast boundary, 30.6m along the northwest boundary and 47.8m along the southwest boundary. The site is situated to the northwest of Panima Place and falls 11.3m across the site from southeast to northwest, with a steep increase in gradient through the area beyond the Foreshore Building Line.

On 18/01/2018 Consent was granted for 'substantial alterations and additions to a dwelling resulting in a new dwelling', known as DA N0468/17.

2. Assessment under the *Environmental Planning and Assessment Act 1979*

Overall Summary:

The modifications requested are of minor variance to the approved DA and do not affect views, privacy or solar access to the neighbouring dwellings. The overall aesthetic of the dwelling remains consistent with the approved development with only minor cosmetic amendments as itemised above. These changes will improve the amenities for the residents, and the overall thermal performance.

External Form Amendments:

The overall form in principal has remained much the same as previously proposed. The garage flat roof/ceiling has been raised by approximately 300mm to allow for standard panel lift doors to function. The garage clerestory roof has been raised, by approximately 350mm, re-positioned and increased slightly in size in order to accommodate the proposed car hoist.

All these changes that result in modifications to the external form do not impose any additional adverse impacts to the neighbouring properties or surrounding environment. The proposed dwelling remains compliant with Council's LEP and DCP building height controls.

External Windows & Doors:

Some of the windows and doors have been modified/deleted throughout the ground floor as a result of reviewing the overall DA approved design. All modifications will have no additional impact of privacy or overlooking to neighbouring properties. A new BASIX Certificate and Thermal Assessment Report have been provided that reflects these changes.

Landscape:

No numerical changes are proposed to the approved Landscape Area. The landscape design to the northwestern portion of the site has been reviewed to provide for a new level lawn area and sloped garden beds. The level lawn area will greatly improve the amenity of the residents as currently there is limited lawn areas on the site. Refer landscape plans by Sticks and Stones for full details.

Stormwater

No changes are proposed to the approved roof area and stormwater system.

Geotechnical Hazards

The subject site has been identified by Pittwater Council as located in a Geotechnical Hazard Zone 1 – Landslip Area. The changes do not affect the previously submitted Geotechnical Risk Management Report by JK Geotechnics. Refer letter attached

Acid Sulphate Soil

The subject site is identified as Class 5 on the Acid Sulphate Soils map. A revised Acid Sulfate Soil Assessment Report by EIS has been included with this submission,

3. Conclusion

In conclusion, it can be seen from the attached architectural plans, reports and the paragraphs above, that the modifications proposed are minor in nature and will not result in any adverse effects on the natural or built environments, particularly adjacent neighbours.

As these modifications proposed do not contradict Council's Conditions of Consent for DA N0468/17 or the zoning design provisions, we trust that Council will positively determine this Section 4.55(2) application.

With Regards,

Maira Zugman
Architectural Designer