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STATEMENT OF MODIFICATION

Modification Application: Dwelling House
Northern Beaches (Pittwater) Council

950 Barrenjoey Road, Palm Beach
Lot 27 / DP28669

Prepared for
Kim Williams

November 2024

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1.0 INTRODUCTION

This Statement of Modification has been prepared for Kim Williams to accompany the amended modification application to Northern Beaches (Pittwater) Council. The proposed DA comprises a new dwelling. In preparing this SEE reference has been made to the following policies:

- Pittwater Local Environment Plan 2014
- Pittwater 21 Development Control Plan
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Building Code of Australia

The purpose of this SEE is to demonstrate compliance with Council's policies and to outline the proposed works.

This report has been prepared by Sarah Blacker Architect Pty Ltd on behalf of Kim Williams. This Statement has been prepared pursuant to Section 78A of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. The purpose of this document is to describe the existing site and context, detail the proposed works, review the applicable planning regime relating to the proposal, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 79C(1) of the Environmental Planning and Assessment Act, 1979. In respect of the assessment of the proposal, where potential impacts are identified, measures have been proposed to mitigate any harm to environmental amenity have been addressed in this report.

Please refer to the original Statement of Environmental Effects for detailed information on the site, context and the planning controls as they relate to the original scheme. Only the relevant planning controls, as they relate to the amended design, have been analysed in this statement. In regards to any controls that are not addressed, they are to be considered to have no impact or change from the original DA.

2.0 MODIFICATION

This is an application to modify the approval granted to construct a new dwelling at 950 Barrenjoey Road, Palm Beach. This is a S4.55 (2) and is considered minor in nature given that:

- There is minimal change to the form or envelope of the approved form. The new floor area is infill below the approved footprint, within the approved envelope.
- No height changes.
- The only changes to the dwelling involve enclosing the subfloor void below the approved form, to create a new "lower ground floor level" to house a rumpus room.
- All new windows are orientated towards the road to the southwest, in the same direction as approved windows, and do not create any privacy issues.

The approved works comprise:

- A basement garage with excavation to allow for a level garage.
- A new lift within the built form of the house, with excavation to allow for the lift and lift lobby.
- A new 2 storey lightweight dwelling, located at a height above the garage.

The modification proposes the following changes:

PROPOSED CHANGE	REASON FOR CHANGE / COMMENTS
New Lower Ground Floor level created in the void between the approved Ground Floor level and Basement level (garage).	To create more floor space within the approved envelope. The new floor area will accommodate a new rumpus room. The proposed new level sits wholly within the approved building envelope. There will be no additional excavation to what is currently approved, as the garage, lift shaft and stair are already approved down to the same level and to the same boundary setback. Rather, the existing approved subfloor void will be enclosed to form an internal space within the approved envelope.
Minor reconfiguration to internal stair	To accommodate access to the proposed Lower Ground Floor level. The only change to the stair is to relocate the

	landing to suit the Lower Ground Floor level.
New windows W18 and W19	To provide ventilation, light and views from the proposed rumpus room. New windows face southwest towards the road only, so there will be no resulting privacy issues.

3.0 CONCLUSION

The proposed modified design for the new dwelling is compliant with the Northern Beaches (Pittwater) Council's LEP and DCP planning controls and is consistent with the approved DA and modifications, given it is wholly within / under the approved building envelope and creates no additional excavation or privacy issues, and is considered worthy of approval.

Statement of Environmental Effects prepared by:

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Date of report: November 2024