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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

March 2022

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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 (1a) and is considered minor in nature given that:

- There is no change to the form or envelope of the approved form.
- No height changes.
- The only changes to the dwelling involve reinstating previously approved details including window configurations (not the size or location of windows but the style) and reconsidering some council conditions that remain included that do not relate to the most recent approval.
- A change to the planter is proposed due to bushfire requirements.

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, where possible, to minimise excavation.

The modification proposes the following changes:

PROPOSED CHANGE	REASON FOR CHANGE
Review of Condition 2(b) which states: <i>(b) Fixed privacy screens are to be incorporated on the south-eastern side elevation of both the ground floor and level one front covered timber balconies, Privacy screens are to be 1.7m in height above the FFL of the associated balcony and are to be designed to blend with the treatment of the proposed balustrade and restrict overlooking of the adjoining dwelling at 948 Barrenjoey Road.</i>	The original DA had balconies to the front of the house however the front balconies were removed in subsequent modifications. The wording of this condition requires revision given there are no front balconies.
Pergola reinstated – solid roof	As per MOD 2020/0447 approval dated 21.12.20
Privacy screen added	To comply with DA condition #2
W2, W3, W4, W5, W10 reconfigured	As per MOD 2020/0447 approval dated 21.12.20
W6, W11, W12 to be frosted glass	To comply with DA condition #2
W6 reconfigured	As per MOD 2020/0447 approval dated 21.12.20

W7, W17 reconfigured	As per MOD 2020/0447 approval dated 21.12.20
Stair to north-western boundary	As per MOD 2020/0447 approval dated 21.12.20
Finishes updated	To comply with DA condition #22 + BAL requirements
Remove condition requirement relocation of tree 1.	Tree 1 is not located within the property boundary and is therefore not the property of the land owner.
Delete planter under the house	Refer letter from bushfire consultant requiring removal of landscape elements.

5.0 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 incorporates previously approved configurations, and is considered worthy of approval.

Statement of Environmental Effects prepared by:

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Date of report: March 2022