

Supporting documentation for SEC 4.55/S96

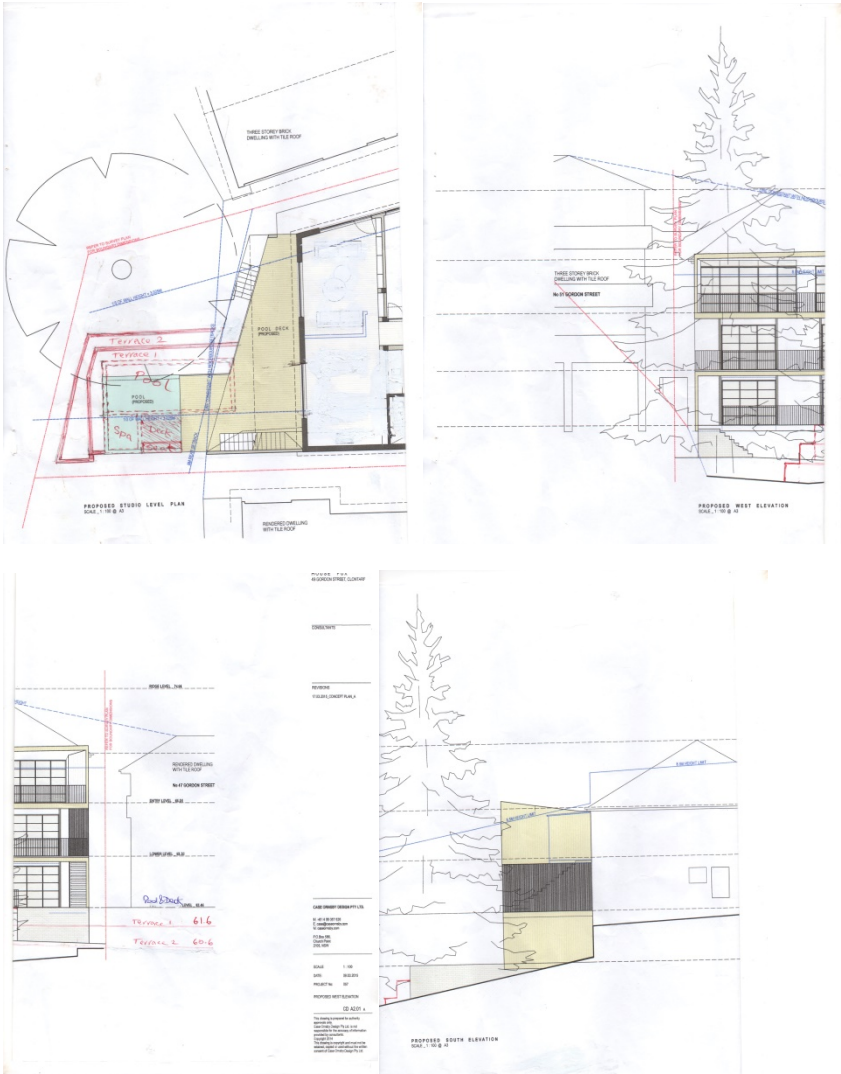
Pertaining to 49, Gordon St Clontarf, 2093, NSW

Applicant and owner builder; Howard George Fox, of above address, mobile 0438 239189

Modification of existing approved DA, with minimal environmental impact.

Alteration of pool lay out from 4 x 4m (16m²), to 2.5 x 6m (15m²), plus addition of spa 2 x 2m (4m²), and associated retaining walls,

(as shown below and in electronic files)



This will require;

1. Increasing the pool/spa component of open space by less than 1% (from 4.73% to 5.62%), and the above ground component of open space by only 3m² (from 70.38m² to 73.38m²).
2. A minimal reduction of 3m² of open space from 341.83m² to 338.83m², and the same 3m² reduction in proposed landscaped area, from 161.47m² to 158.47m².

Based on the topography of the area, which slopes down both westwards and northwards, the pool is above ground, and will anyway require a retaining wall on its western and northern perimeters as part of its construction. To ensure pool safety, so that the drop from the pool edge is less than 1m, the solution is to build a terrace of 2 retaining walls set back at least which will encompass a flower bed to include native plants as previously proposed, and a strip of lawn to give safe access to care for the surrounding native plants (SEE planting schedule below). Importantly, the walls will mean that 1; the soil surrounding the Norfolk pine in the north-west corner can be maintained at its current level to protect roots. 2; a glass balustrade can be added to the retaining wall perimeter as the most effective method to safely fence in the pool, while maintaining the open nature of the deck.

Environmental impact;

The minor modifications will have no additional impact in terms of build, and retaining walls will be built to engineering specifications for subsurface drainage. Native planting will remain, and continue to attract and support local fauna. BASIX elements already defined such as water storage remain in place, with Solar panels are already in situ.

Social impact;

These minor modifications of the existing approved plans will have no social impact.

Full documentation details for the existing DA are already held by Northern Beaches (Manly) council. The USB shows the intended minor modifications as annotations to the documents/plans already held by Northern Beaches (Manly) council.

Signed 

Howard Fox on 13th March 2018

