

12 August 2025

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S4.55 MODIFICATION APPLICATION FOR DA2024/0268 PAN-418706
No.39 Heathcliff Crescent, Balgowlah Heights: Alterations & Additions to House including Pool

MOD Statement of Environmental Effects [DA Addendum]: List of proposed Design Changes

Introduction

The Development Application DA2024/0268 was approved by NBC for the of alterations and additions to the existing dwelling house including a swimming pool upon the subject site on 6 May 2024.

The reason for the Modification application is to reduce the overall cost of the project by reducing/simplifying the scope of works of the proposed development.

Below a list of the proposed minor S4.55 Modification Application changes – refer to the attached correlating MOD Architectural Drawing Set Issue L showing the changes clouded in colour purple with reference to the modification numbering as listed below:

No.	S4.55 Modification: Design Change	Reason for Change	Neighbour Environmental Impact	Comments / Notes / Result
1.	<u>Lower Ground Floor Plan:</u> Swimming Pool Size & Shape amended.	Cost.	None, Negligible design change only.	The DA 2.6m(w) x 4.6m(l) rectangular DA Pool changed to a diameter 3.5m round Pool. The swimming pool and deck coping surrounds level un- changed at RL:26.43.

No.	S4.55 Modification: Design Change	Reason for Change	Neighbour Environmental Impact	Comments / Notes / Result
2.	<u>Lower Ground Floor Plan:</u> Rear Deck Terrace & Pool Deck support walls added.	Structural design.	None, The walls below the finished deck level will be unseen.	The void space in between the Rear Deck Terrace & Pool Deck walls, typically Dintel, to be soil filled to grow planting in the proposed raised planter separating the two Decks.
3.	<u>Lower Ground Floor Plan:</u> Sub-Floor Services & Storage Room added.	To utilise the construction void space created underneath the new rear Deck Terrace.	None, The space below ground under the finished deck level will be unseen.	The adjacent existing under House Sub-Floor Room exists with current access via external door from the rear garden.
4.	<u>Lower Ground Floor Plan:</u> The Rear Garden access path and steps relocated further away from the side boundary.	Design, Increase the side boundary setback to create additional space for landscape planting.	Improvement, Increased separation distance and more space for dense screen planting.	The DA side boundary setback to the garden access path & steps was 300mm changed to 1070mm. This resulted in the DA side boundary setback to the swimming pool Deck increased from 1450mm to 2040mm (the rear deck Terrace & pool deck Terrace now align).
5.	<u>Ground Floor Plan:</u> The rear House Deck Terrace and Swimming Pool Terrace size (width) reduced.	Cost. Design, Increase the rear boundary setback to create additional space for landscape planting.	Improvement, Additional setback from the rear boundary to the corner of the swimming pool Deck Terrace.	The DA dimension of 10.135m (Pool Deck Terrace 4780mm + Planter 1150mm + House Deck Terrace 4200mm) changed to 9.1m (Pool Deck Terrace 4000mm + Planter 1,000mm + House Deck Terrace 4000mm) This resulted in the DA rear boundary setback to the swimming pool Deck corner increased from 7910mm to 9100mm & now numerically compliant with the 8m DCP control.
6.	<u>Ground Floor Plan:</u> Existing House Ground Floor Plan largely retained as is	Cost.	None, Internal change only (lesser impact)	The existing Ground Level Rooms (Kitchen, Laundry, etc), external doors/windows and Interiors largely retained as is.

No.	S4.55 Modification: Design Change	Reason for Change	Neighbour Environmental Impact	Comments / Notes / Result
7.	<u>Ground Floor Plan:</u> Laundry Deleted.	Cost.	Improvement, Additional building bulk removed adjacent to No.41 adjoining House.	Additional front (street) and side (north) street boundary setbacks. The existing ground floor paved Terrace at the front of the House to remain as is. The GFA reduced, refer to the NBC Area Calculation Plans. Note the MOD FSR less than the approved DA FSR. The Clause Variation not updated (improved outcome).
8.	<u>Ground Floor Plan:</u> Guest WC Deleted.	Cost. (existing WC retained).	None, Internal change only.	The existing open plan Living Room now enclosed with a wall and door added from the entry Lobby in place of the previous DA guest WC drawn in this location.
9.	<u>Ground Floor Plan:</u> Access Stair added.	To provide access to the foundation Sub-Floor [See Change No.3 above].	None, Internal change only.	Minimum diameter 1300mm Enzie spiral stair. Internal access necessitated external access to under house not possible elsewhere because of the proposed additional external work to the rear.
10.	<u>Ground Floor Plan:</u> The existing front of House garage, driveway, vehicle crossing, front garden etc retained.	Cost.	None, Remains 'as is'	The House Garage, driveway and street vehicle crossing in same location un-changed. The existing street tree, power pole, etc. retained. All DA Conditions relating to the old & new vehicle crossing on the council road verge to be deleted.
11.	<u>Ground Floor Plan:</u> Street boundary fence & gates altered/added.	Design. Privacy & Security.	Minimal, Improved 'Streetscape'	1.2m Tall street boundary (East) & side boundary (North) to front garden perimeter. Auto car sliding gate to driveway and new Entry swing gate from the street. New letterbox & signage.

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12.	<u>First Floor Plan:</u> Roof & Skylight over the ground floor Street Terrace removed.	Cost.	None.	To reduce construction cost the framed structure retained to have slat or other infill shade screening (now or in future).
13.	<u>First Floor Plan:</u> First Floor Rooms Window changes	Cost.	None, Same or reduced size wall openings.	Retain and replace windows in existing external wall openings only. BASIX Certificate updated accordingly. Hood shade screening kept where required for BASIX shading.
14.	<u>First Floor Plan:</u> Skylight changes.	Cost.	None.	The 2 smaller DA skylights replaced with 1 large skylight. BASIX Certificate updated accordingly.
15.	<u>First Floor Plan:</u> External wall finishes revised.	Cost.	None.	Larger areas of the existing House walls cladded with DA selected CFC boards (cheaper installation cost and no paint finish required). All DA Conditions relating to the old & new vehicle crossing on the council road verge to be deleted.
16.	<u>First Floor Plan:</u> Roof cover over the existing rear of House upper floor Balcony amended.	Cost.	Minimal.	Changed from open/close Vergola to flat metal roofing. No additional overshadowing (the DA Shadow Diagrams not updated similar impacts).
17.	<u>Other:</u> Landscape Design Amended.	Cost. [See Change No.11 above].	None, Remains 'as is'	Refer the updated MOD Landscape Plan. The 'front' street Garden to remain as is and the 'rear' back Garden as per the original DA Landscape Plan.

Conclusion:

The proposed Modification Application changes represent minor appropriate modifications and will not result in any additional environmental impacts on the adjoining neighbouring properties.

Regards,

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