

STATEMENT OF MODIFICATIONS AND ENVIRONMENTAL EFFECTS

Subject: DA2023/1621 - PAN-376917

Address: 185 Ocean Street NARRABEEN

Introduction:

This Statement of Modifications and Environmental Effects details proposed changes to the subject approved Development Application (DA), explaining the modifications and their potential impacts on relevant planning controls and surrounding properties.

1. **Works onsite:** A construction certificate (Ref: CFT-651401) has been obtained, and onsite works are underway. The project is currently in the investigation and demolition phase as part of preparations for new structures. However, the proposed modifications detailed in this application have not yet commenced, and no works related to these modifications have been initiated.

2. Proposed Modifications and Environmental Effects

Reference on plans	Proposed Modification	Environmental Effects
1	a. Relocate pool due to obstruction at 1.5m below ground level. b. Shallower pool (1.2m) and coping at same level as deck. <u>Background:</u> Refer attached Pile Setout plans S01 – S06 prepared by James Taylor & Associates - Civil & Structural Consulting Engineers. - This obstruction prevents the excavation required for the approved pool and the required depths for piles to meet coastal engineering requirements. - Investigations on the north side showed that the obstruction did not extend to the north side of the rear. - Pool has been proposed to be moved to the north side of the rear to avoid the major works required to unearth and remove the existing obstruction. - The level of the pool has been raised to match the approved deck and a shallower pool (1.2m deep) is proposed to minimise excavation. - Both civil and Geotech engineers have endorsed pool relocation and reduction of associated excavation works. Refer Geotech engineer (White Geotechnical group)- Letter dated 09/04/2025	The proposed relocation of the pool does not worsen the environmental impacts outlined and discussed in the original Statement of Environmental Effects. Furthermore, the reduced excavation works is desirable and contribute to an improvement in overall environmental outcomes.

	and Civil engineer (James Taylor & Associates) letter dated 11/04/2025 Notes: this modification doesn't change the footprint, setbacks, height or composition of the approved pool/deck outdoor area.	
2	Change of skylight locations. Note: this design change does not impact Basix requirements.	No environmental impacts
3	Study window style: change to a Pop-Out window. Note: this modification aims to improve internal layout without change to approved floor area.	No environmental impacts
4	Relocate Outdoor kitchen/BBQ, privacy screen and Pool plant. Note: This modification is associated with pool relocation.	No environmental impacts
5	Deletion of Pop out roof to east. Note: this modification aims to maintain a simple roof structure.	No environmental impacts
6	Internal planning changes to master ensuite and robe. Note: this modification aims to improve internal layout.	No environmental impacts
7	Relocate retractable awning and deck area. Note: This modification is associated with pool relocation.	No environmental impacts
8	Window types changes from Aneeta to Louvre. Note: this modification does not require Basix updates.	No environmental impacts.
9	Update Internal finish floor Levels: GF FFL RL 11.04 and FF FFL RL 14.10. Note: This modification aims to accommodate new flooring thickness (30-40mm approx.)	No environmental impacts
10	Rear patio raised to match internal FFL RL 11.04 with flush threshold. Note: This modification aims to improve accessibility.	No environmental impacts

Conclusion:

The proposed modified development is "substantially the same" as the original and the changes cause "minimal" environmental impact.

Attachments:

1. Plans - Master set
2. Pile Setout plans
3. Civil engineer letter
4. Geotech engineer letter