

18 May 2022

Northern Beaches Council
Civic Centre, 725 Pittwater Road
De Why NSW 2099

Dear Sir / Madam

**Re: STATEMENT OF MODIFICATION – S4.55 Application PAN-202207
1121 Pittwater Road, Collaroy**

The modifications proposed as part of this S4.55 (1A) application are minor and are listed below:

MODIFICATION:	Request to Modify Condition 10
Drawings Where Modification Referenced	Not Applicable. Refer to TTW Civil Overland Flow Assessment_201557_AA and TTW Response to Council – Flood Matters #2
Statement Of Modification	The Flood Assessment submitted in March 2021 as part of this DA included 100% water blockage below the building to minimise maintenance and damage to the heritage item and rear extension if flood waters are directed under building. Council appears to have misinterpreted this report and has requested the following: “Additionally the proposed subfloor area is to be designed to provide for the compensation of the loss of flood storage and is to be designed to allow via suitable openings the ingress/egress of flood water in a 1 in 100 Year AEP Storm Event.” Council has requested that a S4.55 application be submitted in order to review Condition 10. We seek to correct this discrepancy.
Departure From Original Development Consent	Minor departure in order to align with the findings of the Flood Study submitted.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	Yes. Condition 10
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	This amendment will have a positive impact upon the site, Heritage building and the new extension. There will be no impact upon nearby and adjoining properties.
MODIFICATION	Carpark Layout
Drawing Where Modification Referenced	CVH_S4.55 DA-02
Statement Of Modification	The intent for the carpark layout within the original DA was to retain and reinstate the existing car parking layout 'like for like' whilst including DDA compliant driveway, accessible car park bay and ramp. The dimensions across the site do not accommodate

	full compliance to AS/NZS 2890.1:2004 Part 2.4.2 Angle parking aisle (c) blind aisles without losing 2 existing car parking spaces. We propose to surface label the non-compliant end spaces (noted on plan) as 'staff only' to ensure members of public visiting the hospital are able to park in fully compliant parking spaces. Staff arrive before client consultations begin for the day, and leave after consultations are concluded. The aisle width has been increased to offer greater area for manoeuvrability into the abovementioned 'staff only' spaces. The car parking layout appears to comply with AS/NZS 2890.1:2004 in all other aspects including driveway / access ramp grades, access, car parking bay dimensions and pedestrian sight distance at property boundary.
Departure From Original Development Consent	No departure from DA submitted & approved drawings.
Impacts The Changes Have On Relevant Planning Controls	Cannot achieve compliance with AS/NZS 2890.1:2004 Part 2.4.2 Angle parking aisle (c) blind aisles due to the limitations of the overall site width.
Is Modification To Previous Condition Required?	Yes. Condition 15
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	This amendment would allow the retention of all 8 car parking spaces (rather than reduce numbers to 6). As this parking layout exists currently, there would be no impact upon the site, nearby and adjoining properties, and clients attending site.
MODIFICATION	Rooftop Mechanical Services
Drawings Where Modification Referenced	CVH_S4.55 DA-02_B and CVH_S4.55 DA-10_B
Statement Of Modification	Services to be relocated to over existing Level 1 flat sheet metal roof. As mechanical services to the building will be fully upgraded, there is insufficient space and loadbearing capacity upon the existing ground floor sheet metal roof (where current mechanical services are located). The units have been positioned so that they will not be seen from street level, will not project above the roof line, and will be moved further away from adjacent and nearby neighbours.
Departure From Original Development Consent	No departure from original DA Consent other than position of mechanical units.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	This amendment would have a positive impact upon the site, nearby and adjoining properties by locating the mechanical services units further away from neighbours and adjoining sites.
MODIFICATION	Sliding Door to Bin Room Relocated
Drawing Where Modification Referenced	CVH_S4.55 DA-05_B and CVH_S4.55 DA-09_B
Statement Of Modification	Sliding door to Bin room relocated to new position outside 3 metre fire boundary offset.

Departure From Original Development Consent	No departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	This amendment is minor in nature and has no impact upon the site, nearby and adjoining properties.
MODIFICATION:	Steel Portal Frame Columns Supported Off Ground Floor Concrete Slab
Drawings Where Modification Referenced	CVH_S4.55 DA-05_B
Statement Of Modification	Minor modification to structure to support steel portal frames from Ground Floor concrete slab and delete from Lower Ground level portal frames.
Departure From Original Development Consent	No departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	This amendment is minor in nature, wholly internal and has no impact upon the site, nearby and adjoining properties.
MODIFICATION:	Blockwork Enclosure to Recessed Cages on Lower Ground
Drawing Where Modification Referenced	CVH_S4.55 DA-05_B
Statement Of Modification	Minor modification to wall layout to enclose the rear of the proposed cages in room LG02 Isolation.
Departure From Original Development Consent	No departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	This amendment is minor in nature, wholly internal and has no impact upon the site, nearby and adjoining properties.

MODIFICATION:	Stair Position Moved To Allow Sub-Floor Access Door
Drawing Where Modification Referenced	CVH_S4.55 DA-05_B
Statement Of Modification	Minor modification to stair position to allow for sub-floor access door to be provided.
Departure From Original Development Consent	No departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	This amendment is minor in nature, wholly internal and has no impact upon the site, nearby and adjoining properties.
MODIFICATION:	Flood Planning Level Of Rear Extension Has Been Adjusted to Comply With Condition 10
Drawings Where Modification Referenced	CVH_S4.55 DA-05_B and CVH_S4.55 DA-09_B
Statement Of Modification	Levels to rear extension Ground Floor have been modified to be RL=5.0m (AHD). This modification includes changes to ramp layouts, the addition of an internal ramp, re-handing of the Client Toilet and other minor changes to accommodate the rise of RL.
Departure From Original Development Consent	No departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	Not for modification to RL's. Please refer to first modification item in this document.
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	This amendment is minor in nature, to comply with DA Condition 10, and has no impact upon the site, nearby and adjoining properties.
MODIFICATION:	Minor Internal Partition Modifications, Ground & Level 1
Drawings Where Modification Referenced	CVH_S4.55 DA-05_B and CVH_S4.55 DA-05b_A
Statement Of Modification	All minor internal partition and door modifications have been clouded to show changes to the plans. Modifications are minor in nature and as a result of plan finalisation
Departure From Original Development Consent	No departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact

Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	These wholly internal amendments are minor in nature and have no impact upon the site, nearby and adjoining properties.
MODIFICATION:	Add Internal Services Risers to Level 1
Drawings Where Modification Referenced	CVH_S4.55 DA-05b_A
Statement Of Modification	Internal services risers have been added to Level 1 to facilitate vertical services reticulation throughout the building. These have been clouded on the plans. Modifications are minor in nature and as a result of services finalisation
Departure From Original Development Consent	No departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	These wholly internal amendments are minor in nature and have no impact upon the site, nearby and adjoining properties.
MODIFICATION:	Add Services Plenum to Level 1
Drawings Where Modification Referenced	CVH_S4.55 DA-05b_A
Statement Of Modification	Services Plenum has been added to Level 1 for fresh air intake into the building. In order to minimise impact on the building's exterior, existing window is proposed to be removed, stored under the building and air intake grille be installed into existing opening. Window will be reinstated at a later date if this Plenum is no longer required. Subject window is discretely located, not visible to streets and faces to the Services Deck L107. Modification is minor in nature and reversible.
Departure From Original Development Consent	No departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	This modification is minor in nature and reversible with minimal impact upon the site and no impact upon nearby and adjoining properties.

MODIFICATION:	Minor External Modifications to Level 1 Staff Balcony L115
Drawings Where Modification Referenced	CVH_S4.55 DA-05b_A and CVH_S4.55 DA-09_B
Statement Of Modification	L1 Balcony double door changed to leaf and a half within shopfront glazing framing. Balcony opening shown on plan corrected to match elevation drawing. Modifications are minor in nature and as a result of plan finalisation
Departure From Original Development Consent	No departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	These amendments are minor in nature and have no impact upon the site, nearby and adjoining properties.
MODIFICATION:	Minor External Modifications to North, West and South Elevations
Drawings Where Modification Referenced	CVH_S4.55 DA-09_B and CVH_S4.55 DA-10_B
Statement Of Modification	Minor external changes reflecting design refinement of elements such as L1 balcony spandrel reduction in height, GF deck planter cladding, boundary wall brickwork extended full length of ramp and aligned with batten fence over, reposition service access below accessible ramp landing, breezeway parapet raised to ensure adequate waterproofing over ramp entry, minor gutter overflow slot revisions. All changes have been clouded on drawings. Modifications are minor in nature and as a result of detailed construction drawing finalisation
Departure From Original Development Consent	No departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	These amendments are minor in nature and have no impact upon the site, nearby and adjoining properties.
MODIFICATION:	North Elevation Wall Cladding Change
Drawings Where Modification Referenced	CVH_S4.55 DA-10_B
Statement Of Modification	New extension North Elevation wall cladding changed from standing seam on fire rated plasterboard to painted Hebel Powerpanel50 external wall cladding system - maintaining fire rating required for External Fire Boundary for Type C construction. Colour to match approved colour scheme

Departure From Original Development Consent	Minor departure from original DA Consent.
Impacts The Changes Have On Relevant Planning Controls	No impact
Is Modification To Previous Condition Required?	No
Impact Of The Amendment On The Site, Adjoining And/Or Nearby Properties	This is a change to a boundary wall cladding that is not visible from Pittwater Rd or Collaroy St. The wall will be painted in the DA approved colour and will have no impact upon the site, nearby and adjoining properties.

All modifications have been clouded and noted on plans. Do not hesitate to ask if you need further clarification of any items noted above.

Yours Sincerely



Dimitra Lomis

BigCity Design Pty Ltd