

30<sup>th</sup> April 2018

The General Manager  
Northern Beaches  
Council  
PO Box 82  
**MANLY NSW 1655**

Dear Sir/Madam,

**RE S4.55: REVISED STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS  
TO AN EXISTING DWELLING AT NO. 1180 BARRENJOEY ROAD, PALM BEACH**

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This revised Statement of Environmental Effects is for the modification to the approved residential development at 1180 Barrenjoey Rd, Palm Beach for the boundary condition to comply with the DA conditions. This has been prepared in support of a Section 4.55 modification application to amend the approved plans associated with DA N0379/16

The following key amendments to comply with the DA conditions form part of this Section 4.55 modification:

- **Condition B1** – *No masonry walls/retaining walls shall be constructed along adjacent to the northern boundary*

DA N0379/16 included a proposal for a concrete block rendered and painted wall to side boundary. The revised proposal is for a timber lapped and capped fence to a height of 1.8meters from natural ground with Hole dimensions of 150mm wide X 100mm high at ground level spaced at 6 metre intervals. To comply with condition 8.

- **Condition B4** – *The infill is to be at a maximum height of RL 6630. A battered lawn is to be placed 3.5m from the northern boundary descending towards the northern boundary at a ratio of maximum 1V:2H as indicated on the ground floor plan (DA102)*

This condition is impractical as the lawn is sloping steeply. The modified plans seek to provide a 1m setback between the boundary fence and a low level retaining wall which is to a maximum height RL 6050 on the northern side. This enables the garden to have a more gentle slope so that the lawn can be used for outdoor recreation.

- **Condition B8** – *Any new fencing (with the exception of swimming pool fencing) is to be made passable to native wildlife. Hole dimensions are to be a minimum of 150mm wide X 100mm high at ground level spaced at 6 metre intervals.*

Revised fencing will have Hole dimensions of 150mm wide X 100mm high at ground level spaced at 6 metre intervals



# Daniel Boddam

It is noted that there is no change to the building footprints in terms of setbacks and there is no increase in the overall building height compared to the approved development. The changes are shown clouded on the submitted plans with red notations on each plan of the amendments.

The development proposal is appropriately defined as substantially the same development as the original consent, with no major change to the physical layout or form of the development. The amendments will aid in providing amenity for adjoining properties and the overall form of the development remains unchanged.

This Revised Statement of Environmental Effects (SEE) has been prepared for Louise Manning to accompany a S4.55 for Northern Beaches Council, for alterations and additions to the existing dwelling at No. 1180 Barrenjoey Rd, Palm Beach.

Regards,

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**Project Architect**

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