

Kough.Design

PO BOX 87
BELROSE WEST
2085

5th September 2019

ABN: **83 631 890 054**

Statement of Environmental Effects

For 4.55 (2) Application for
Proposed Alterations and Additions to
1100 Barrenjoey Rd, Palm Beach.

DA2019/0783

EXISTING DA CONSENT

Northern Beaches Council has given consent to effect alterations and additions to an existing free-standing dwelling at 1100 Barrenjoey Rd, palm Beach.

This approval involves the enclosing of an existing balcony to the first floor as well as the addition of an external balcony and a front sliding gate to the driveway entry.

PROPOSED MODIFICATIONS TO APPROVED DA

A 4.55 Modification is now being lodged with Northern Beaches Council under section 4.55 (2) being a major modification involving the building envelope and a minor change to orientation of the slats to the approved sliding front gate.

The approved DA drawings showed a new hipped roof to the first floor at the extending at the same gutter line but with a slightly (80mm) increase to the ridge line. The intention of the modification is to maintain the height of the proposed roof.

The primary reason for the amendment is to increase the usable floor space to the proposed bedroom by using the approved footprint of the proposed balcony as floor area. The secondary reason is to increase the floor level of the first floor (but maintaining the roof height) to allow better amenity avoiding any visual impact with the existing ground floor roof.

The amendment to the approved DA does not have any impact or result in any changes to the following:

- a) The overall building footprint approved by the original DA consent.
- b) Any changes to the any of the setbacks both existing and approved.
- c) Any changes to the height of the approved DA (externally)
- d) Any overshadowing in any orientation (given the changes are to the north)
- e) Any of the approved concept stormwater plans – given the extension of the roof will maintain the same gutter-line and downpipe locations.

We feel that the proposed amendments will allow a much better amenity for the occupants without adding to the bulk and scale of the approved works.

Nick Kough

Koughdesign
0414094588