

9 February 2022

The Chief Executive Officer
Northern Beaches Council
1 Park Street
MONA VALE NSW 2103

VIA PLANNING PORTAL

Attention: Nick Keeler

Dear Chief Executive Officer

**PROPERTY: 1031 BARRENJOEY ROAD PALM BEACH
LOT A IN DP 404349 - REFERENCE NUMBER: DA2021/1311
S4.55(1A) EPAA APPLICATION – ADDITIONAL INFORMATION
ADDENDUM TO STATEMENT OF MODIFICATION OF 10 JANUARY
2022**

We refer to previous correspondence in this matter, in particular our letter to Council (statement of environmental effects) dated 10 January 2022 accompanying a s4.55 modification request.

The Northern Beaches Local Planning Panel (LPP) recently granted development consent to DA 2021/1311, subject to conditions.

Please find below additional information requested by the Planning Officer:

Condition 5 “Amendments to the approved plans”, requires that the south facing acoustic screen be relocated to the north side of a proposed garden bed that was originally provided in response to comments by the Officer in his own report presented to the LPP. Condition 6 ties in with Condition 5 and relates to an area already screened.

We request that Condition 5 and 6 be struck from the consent and that the design for the acoustic panels and new garden remain per the stamped approved drawings. In our letter of 10 January 2022 we explained that placing the acoustic screen on the northern side of the planter would result in the new garden bed being obscured

from all angles other than at its end, on the street frontage. Patrons in the café would not be able to view the new garden. We note also that given dense and significant height screening and fencing already extant south of the southern common boundary, the new planter will not be able to be viewed from next door, and that Condition 5 does not take this into account. We also request per striking out of Condition 5 that the covering above the proposed garden bed (translucent panels) be retained, to assist in ensuring minimisation of any noise impacts in terms of the property adjacent and to the south. We note in terms of condition 6 that the acoustic panel will be obscured by planting and fencing on the south side of the common boundary per the original plans. The acoustic panel will not be visible to the neighbour notwithstanding its location just inside the common boundary.

We confirm that the development will remain substantially the same pursuant to s4.55(1a)(b) notwithstanding the minor alteration to the position of the acoustic screen.

We look forward to hearing from you.

Yours faithfully,

TURNBULL PLANNING INTERNATIONAL PTY LIMITED



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