

2<sup>nd</sup> July 2024

**Land and Environment Court Proceedings 2023/00242901  
Supplementary Statement of Environmental Effects  
Construction of Shop Top Housing  
1102 Barrenjoey Road, Palm Beach**

This supplementary statement of environmental effects details the considered response to the issues raised in the Statement of Facts and Contentions filed by the respondent on 28<sup>th</sup> August 2023. In this regard, a number of amendments have been made to the proposal as detailed within the following amended and additional plans and documentation:

- Architectural plans, dated 18<sup>th</sup> June 2024, prepared by Innovate Architects.
- Updated clause 4.6 variation request – Height of buildings, dated 19<sup>th</sup> June 2024, prepared by Boston Blyth Fleming Town Planners.
- SEPP 65/ Apartment Design Guide Compliance Analysis, dated June 2024, prepared by Innovate Architects.
- Heritage Impact Statement, dated June 2024, prepared by Weir Phillips Heritage and Planning.
- Amended landscape plans, Revision J, prepared by Fifth Season Landscapes.
- Floodplain Management Report, Revision E, prepared by Van der meer Consulting.
- BCA Compliance Assessment, dated 21<sup>st</sup> June 2024, prepared by Concise Certification.
- Civil drawings, dated 18<sup>th</sup> June 2024, prepared by Van der meer Consulting.
- Stormwater management plans, dated 20<sup>th</sup> of June 2024 prepared Van der meer Consulting.
- Proposed Retention System Analysis, dated 21<sup>st</sup> June 2024, prepared by JKGeotechnics.
- Updated Seepage Analysis and Geotechnical Assessment, dated 22<sup>nd</sup> March 2024, prepared by JKGeotechnics.
- BASIX Assessment Report, dated 20<sup>th</sup> June 2024, prepared by ESD Synergy.
- BASIX Certificate, dated 20<sup>th</sup> June 2024, prepared by ESD Synergy.
- NatHERS Certificate, dated 20 June 2024, prepared by ABSA.
- Updated photomontages.

The proposed amendments are detailed in the accompanying schedule of amendments at Attachment 1.

Having reviewed the amended plans and documentation I am satisfied that the assessment and conclusions as contained within the Statement of Environmental Effects, dated March 2022 and Supplementary Statement of Environmental Effects, dated 20<sup>th</sup> September 2022 remain relevant to the amended proposal.

Having given due consideration to the matters pursuant to Section 4.15(1) of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent the granting of consent to the development sought in this instance.

Please not hesitate to contact me to discuss any aspect of this submission.

**Yours faithfully**

Boston Blyth Fleming Town Planners

A handwritten signature in black ink, appearing to read 'Greg Boston', written over a faint, illegible printed name.

Greg Boston

B Urb & Reg Plan (UNE) MPIA  
**Director**

## Attachment 1 – Schedule of amendments

## 1102 Barrenjoey Road, Palm Beach

Architectural Plans prepared by Innovate Architects dated 18 June 2024

Schedule of Amendments compared to Architectural Plans prepared by RMA Architects dated 8 March 2023

Drawing No.	Summary of Changes
DA.01	<ul style="list-style-type: none"> <li>• Building footprint in relation to site boundaries noted.</li> <li>• Reference to existing substation removed (irrelevant, substation has been moved).</li> <li>• Site analysis legend added.</li> <li>• Additional details of neighbouring properties added.</li> </ul>
DA.02a	<ul style="list-style-type: none"> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Setback to north increased to 3 m.</li> <li>• Streetscape landscaping updated including larger public plaza.</li> <li>• Removed northern dormer window.</li> <li>• Introduced eastern courtyard forms.</li> <li>• Updated for simplification of façade through removal of horizontal louvers (valances) to ground and first floor.</li> <li>• Horizontal battens to roof removed.</li> <li>• Recessed roof (rear) RL lowered.</li> <li>• Dormer windows roof levels raised.</li> <li>• Clerestory windows added, two with skylights.</li> <li>• Screen planting relocated east.</li> <li>• PV cells repositioned.</li> <li>• Services enclosure relocated east.</li> <li>• Car park exhaust and kitchen exhaust risers realigned.</li> <li>• Shoring wall illustrated to southern boundary.</li> <li>• Louvres added to southern elevation at Level 1.</li> <li>• Solid balustrade added to Apartment A3 (south elevation).</li> <li>• A3 Bedroom 2 windows illustrated.</li> </ul>
DA.02b	Removed (not relevant).
DA.02c	Removed (not relevant).
DA.03	<ul style="list-style-type: none"> <li>• Updated depiction of Barrenjoey House for context.</li> <li>• Removal of trees noted.</li> </ul>

Drawing No.	Summary of Changes
DA.04 (previous)	Removed (not relevant).
DA.04.01 (now DA.04)	<ul style="list-style-type: none"> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Setback to north increased to 3 m.</li> <li>• Streetscape landscaping updated including larger public plaza.</li> <li>• Removed northern dormer window.</li> <li>• Introduced eastern courtyard forms.</li> <li>• Horizontal battens to roof removed.</li> <li>• Recessed roof (rear) RL lowered.</li> <li>• Dormer windows roof levels raised.</li> <li>• Clerestory windows added, two with skylights.</li> <li>• Skylights removed (added to clerestory windows).</li> <li>• Screen planting relocated east.</li> <li>• PV cells repositioned.</li> <li>• Services enclosure relocated east.</li> <li>• Car park exhaust and kitchen exhaust risers realigned.</li> <li>• Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).</li> </ul>
DA.05	<ul style="list-style-type: none"> <li>• Basement extended to eastern boundary.</li> <li>• Basement rationalised to extent of south-eastern boundaries.</li> <li>• Fire stair added near southern boundary.</li> <li>• Roller shutter separating commercial and residential car spaces removed; garages added to residential car spaces.</li> <li>• Residential and commercial parking reconfigured.</li> <li>• Grease trap, storage units, lifts, bin storage rooms, services cupboards and stair configurations amended and reconfigured.</li> <li>• Cleaners store added.</li> <li>• Bicycle store added.</li> <li>• Ground floor building footprint notation added.</li> <li>• Northern shoring wall zone added.</li> <li>• Lift cores shifted including lift wall structural zone updated.</li> <li>• Fire stair circulation around lift cores reconfigured.</li> <li>• Shoring and retention and structural zones added.</li> <li>• Structural zones updated to eastern wall and adjacent to residential bin store.</li> <li>• Columns added and existing relocated to commercial car spaces.</li> </ul>

Drawing No.	Summary of Changes
DA.06	<ul style="list-style-type: none"> <li>• Floor plate extended to eastern boundary resulting in reconfigured depth of commercial tenancies.</li> <li>• Addition of dedicated residential entrance resulting in splitting commercial 1 premises into two premises (now three total).</li> <li>• Reconfiguration of outdoor terraces fronting commercial tenancies.</li> <li>• Consequential change to second entrance to reduce width (ramp access only).</li> <li>• Updated following co-ordination with latest landscaping plans.</li> <li>• Setback to north increased to 3 m.</li> <li>• Inclusion of site measurements and setbacks.</li> <li>• Lift and lobby, commercial amenities area, services cupboard and fire stair amended and reconfigured.</li> <li>• Driveway ramp realigned to extent of south-eastern boundaries.</li> <li>• Fire stair exit added.</li> <li>• Northern shoring wall zone added.</li> <li>• Lift cores shifted including lift wall structural zone updated.</li> <li>• Shoring and retention and structural zones added.</li> <li>• Temporary bin store area updated.</li> </ul>
DA.07	<ul style="list-style-type: none"> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Setback to north increased to 3 m.</li> <li>• Floor plate extended to eastern boundary.</li> <li>• Introduced eastern courtyard forms to A1 and A3.</li> <li>• Setbacks from western boundary increased and dimensioned.</li> <li>• Built form illustrated over road reserve.</li> <li>• Inclusion of site and room measurements and floor levels to AHD.</li> <li>• Updated following co-ordination with latest landscaping plans.</li> <li>• Lift, common area circulation, services risers and stair configurations amended and reconfigured.</li> <li>• Apartment configuration updated to adjust to building form and massing.</li> <li>• Balconies reconfigured to align with revised building form and massing.</li> <li>• Privacy screens added to southern elevation.</li> <li>• North and south shoring wall zones updated.</li> <li>• Lift core shifted including lift wall structural zone updated.</li> <li>• Shoring and retention and structural zones added.</li> <li>• Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).</li> </ul>

Drawing No.	Summary of Changes
DA.08	<ul style="list-style-type: none"> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Setback to north increased to 3 m.</li> <li>• Floor plate extended to eastern boundary.</li> <li>• Eastern courtyards illustrated to Level 1.</li> <li>• Setbacks from western boundary increased and dimensioned.</li> <li>• Built form illustrated over road reserve.</li> <li>• Inclusion of site and room measurements and floor levels to AHD.</li> <li>• Lift, common area circulation, services risers and stair configurations amended and reconfigured.</li> <li>• Apartment configuration updated to adjust to building form and massing.</li> <li>• Balconies reconfigured to align with revised building form and massing</li> <li>• Horizontal battens to roof removed.</li> <li>• North and south shoring wall zones updated.</li> <li>• Lift core shifted including lift wall structural zone updated.</li> <li>• Shoring and retention and structural zones added.</li> <li>• Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).</li> </ul>
DA.10	<ul style="list-style-type: none"> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Setback to north increased to 3 m.</li> <li>• Removed northern dormer window.</li> <li>• Updated for simplification of façade through removal of horizontal louvers (valances) to ground and first floor.</li> <li>• Horizontal battens to roof removed.</li> <li>• Recessed roof (rear) RL lowered.</li> <li>• Dormer windows roof levels raised.</li> <li>• Clerestory windows added.</li> <li>• Services enclosure illustrated.</li> <li>• Louvres added to southern elevation at Level 1.</li> <li>• Simplification of façade through removal of horizontal louvers to ground and first floor windows.</li> <li>• Addition of dedicated residential entrance.</li> <li>• Balustrades illustrated to Apartment A1 and A3.</li> <li>• Alternate shade (darker) noted to façade between protruding roof forms</li> <li>• Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).</li> </ul>



Drawing No.	Summary of Changes
DA.11	<ul style="list-style-type: none"> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Removed northern dormer window.</li> <li>• Floor plate extended to eastern boundary.</li> <li>• Introduced eastern courtyard forms.</li> <li>• Simplification of façade through removal of horizontal louvers (valances) to ground and first floor windows.</li> <li>• Louvres and added to southern elevation at Level 1.</li> <li>• Apartment window configuration updated.</li> <li>• Solid balustrade added to Apartment A3 (south elevation).</li> <li>• NGL notations amended.</li> <li>• Clerestory windows added.</li> <li>• Services enclosure illustrated.</li> <li>• Eastern courtyards illustrated to Apartment 1, Level 1</li> <li>• Shoring wall illustrated to southern boundary (dotted line for clarity)</li> <li>• Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south)</li> <li>• Internal courtyard (east) width (north-south) adjusted including windows</li> <li>• Shoring and retention and structural zones added.</li> </ul>
DA.15	<ul style="list-style-type: none"> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Floor plate extended to eastern boundary.</li> <li>• Introduced eastern courtyard forms.</li> <li>• Simplification of façade through removal of horizontal louvers (valances) to ground and first floor windows.</li> <li>• View analysis from east updated.</li> <li>• Apartment configuration updated to adjust to building form and massing.</li> <li>• Lift, services risers and stair configurations amended and reconfigured.</li> <li>• Clerestory windows added.</li> <li>• Services enclosure relocated east.</li> <li>• Shoring and retention and structural zones added.</li> <li>• Structural bracing to engineer's details illustrated to courtyard (east) at Level 2.</li> </ul>

Drawing No.	Summary of Changes
DA.16	<ul style="list-style-type: none"> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Floor plate extended to eastern boundary.</li> <li>• Simplification of façade through removal of horizontal louvers (valances) to ground and first floor windows.</li> <li>• Commercial 1 premises into two premises (now three total).</li> <li>• Apartment 1 courtyard balustrade illustrated</li> <li>• Driveway ramp reconfigured in sections including illustrating upper levels</li> <li>• Garages added to residential car spaces</li> <li>• Lifts, garbage room, services cupboards and waste storage rooms amended and reconfigured</li> <li>• Cleaners store added</li> <li>• Bicycle store added</li> <li>• Shoring and retention and structural zones added.</li> </ul>
DA.50, DA.50B, DA.51, DA.51B, DA.52, DA.52.B	<ul style="list-style-type: none"> <li>• Refined shadow studies.</li> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Setback to north increased to 3 m.</li> <li>• Streetscape landscaping updated including larger public plaza.</li> <li>• Removed northern dormer window.</li> <li>• Introduced eastern courtyard forms.</li> <li>• Horizontal battens to roof removed.</li> <li>• Recessed roof (rear) RL lowered.</li> <li>• Clerestory windows added, two with skylights.</li> <li>• Screen planting relocated east.</li> <li>• PV cells repositioned.</li> <li>• Car park exhaust and kitchen exhaust risers realigned.</li> <li>• Services enclosure relocated east.</li> <li>• Shadow diagram legend removed.</li> <li>• Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).</li> </ul>
DA.70	<ul style="list-style-type: none"> <li>• Refer comments for drawings DA.05, DA.06, DA.07, DA.08</li> <li>• ADG calculations added.</li> <li>• GFA calculations updated.</li> <li>• Landscape area calculations updated.</li> </ul>



Drawing No.	Summary of Changes
DA.72 (now DA.71.1 – 71.8)	<ul style="list-style-type: none"> <li>• Additional Sun Eye Diagrams provided.</li> <li>• Illustration of windows to other rooms and skylights included.</li> <li>• Refer comments for drawings DA.50 – DA.52.B.</li> </ul>
DA.73	<ul style="list-style-type: none"> <li>• Updated overlooking analysis illustrated.</li> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Setback to north increased to 3 m.</li> <li>• Removed northern dormer window.</li> <li>• Introduced eastern courtyard forms.</li> <li>• Horizontal battens to roof removed.</li> <li>• Recessed roof (rear) RL lowered.</li> <li>• Dormer windows roof levels raised.</li> <li>• Lift, common area circulation, services risers and stair configurations amended and reconfigured.</li> <li>• Apartment configuration updated to adjust to building form and massing.</li> <li>• North and south shoring wall zones updated.</li> <li>• Lift core shifted including lift wall structural zone updated.</li> <li>• Shoring and retention and structural zones added.</li> <li>• Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).</li> </ul>
DA.74	<ul style="list-style-type: none"> <li>• Updated natural ventilation diagrams and adaptable housing illustrated.</li> <li>• Building form and massing adjusted to split the forward linear roof form into two, resulting in introduction of new dormer window to recessed portion of roof.</li> <li>• Setback to north increased to 3 m.</li> <li>• Removed northern dormer window.</li> <li>• Introduced eastern courtyard forms.</li> <li>• Horizontal battens to roof removed.</li> <li>• Recessed roof (rear) RL lowered.</li> <li>• Dormer windows roof levels raised.</li> <li>• Lift, common area circulation, services risers and stair configurations amended and reconfigured.</li> <li>• Apartment configuration updated to adjust to building form and massing.</li> <li>• North and south shoring wall zones updated.</li> <li>• Lift core shifted including lift wall structural zone updated.</li> <li>• Shoring and retention and structural zones added.</li> <li>• Structural bracing to engineer's details illustrated to courtyard (east) and Level 2 slab to shoring wall (north and south).</li> </ul>

Drawing No.	Summary of Changes
DA.75	<ul style="list-style-type: none"><li>• Not used.</li></ul>
DA.76	<ul style="list-style-type: none"><li>• New plan added.</li></ul>
DA.77	<ul style="list-style-type: none"><li>• New plan added.</li></ul>
DA.78	<ul style="list-style-type: none"><li>• New plan added.</li></ul>
DA.80	<ul style="list-style-type: none"><li>• New plan added.</li></ul>
DA.81	<ul style="list-style-type: none"><li>• New plan added.</li></ul>