

13/07/2021

Northern Beaches Council  
Village Park  
1 Park Street  
Mona Vale NSW 2103

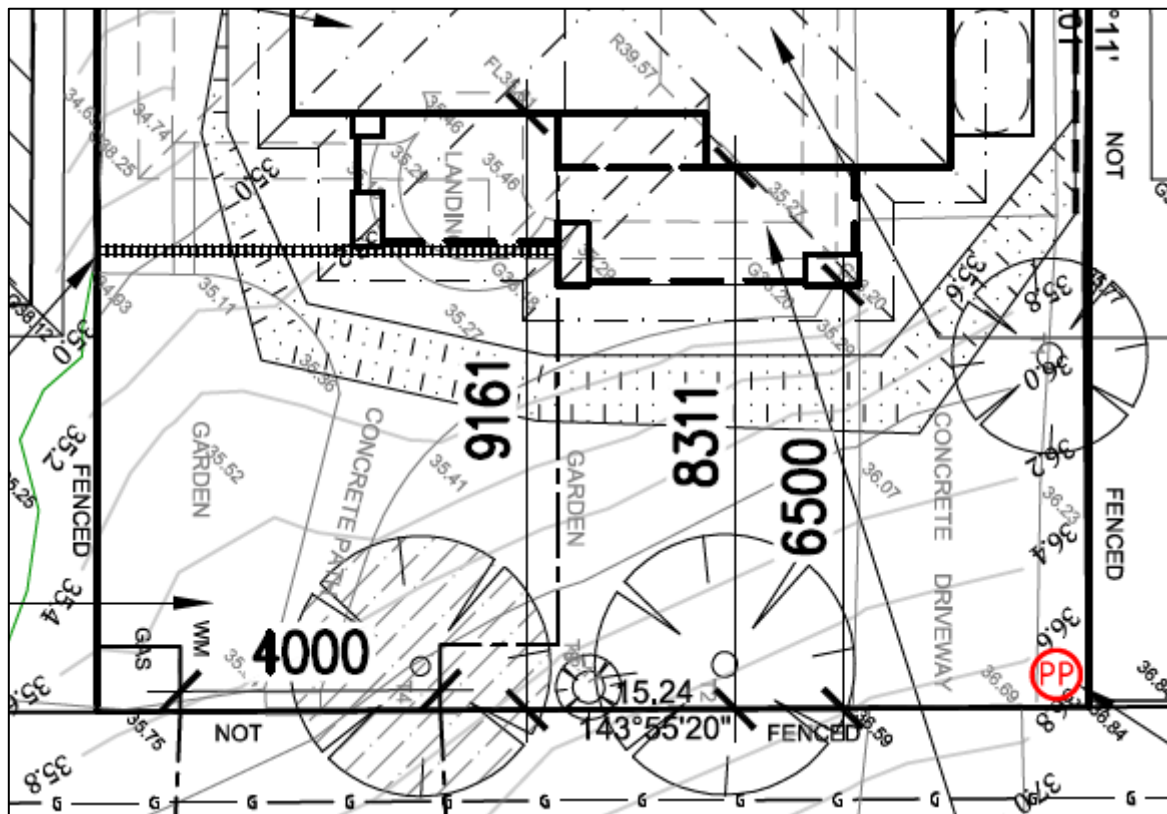
To whom it may concern,

**RE: STATEMENT OF MODIFICATION FOR PROPOSED CHANGES AS PART OF S4.55(2) APPLICATION TO MODIFY DA2020/0128 AT 136 NARRABEEN PARK PARADE MONA VALE NSW 2103**

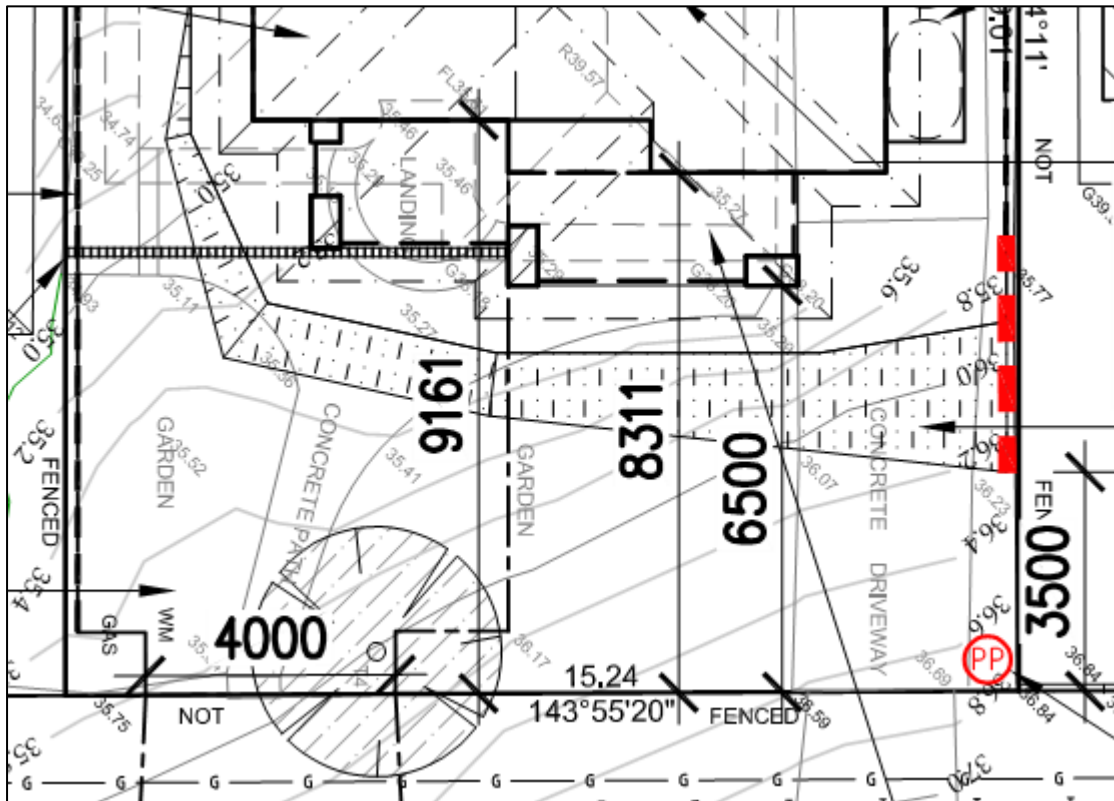
On behalf of the applicant Metricon Homes Pty Ltd, please find below a statement of proposed changes regarding the previously approved DA (DA2020/0128) at the above-mentioned address. The proposed changes are summarised as follows:

- Approved retaining wall along RHS boundary to be extended by approx. 3.5m
- Revised earthworks details with revised battering

The proposed changes are as a result of on-site conditions which require an extension to the previously approved retaining wall. Please refer to Figure 1-2 below for further details.



**Figure 1: Extract from Approved Site Plan**



**Figure 2:** Extract from Proposed Site Plan

The proposed changes are of a minor nature and will still result in substantially the same development as original approved. This change is proposed due to the current stormwater runoff and poor level of circulation around the proposed dwelling house. The proposed retaining wall extension with associated drainage will allow for an improved outcome for the subject site and will provide improved structural protection of the RHS neighbouring brick fence. The changes will have no adverse impact on the built form of the local area and will have no associated amenity impacts.

Please do not hesitate to contact the undersigned on the below details for further discussion.

Kind regards,

*J. Connolly*

**James Connolly** *BUrbanEnvPlan, GCHM, MPIA*  
National Planning Manager  
Platinum Planning Solutions

**M:** 0439 514 025  
**E:** [james@platinumplanning.com.au](mailto:james@platinumplanning.com.au)  
**W:** [www.platinumplanning.com.au](http://www.platinumplanning.com.au)