



B E S P O K E

16 Dec 2020

Northern Beaches Council  
PO Box 82  
Manly NSW 1655 Australia

**Re: DA2020/0528 SECTION 4.55 APPLICATION**  
**Statement of Modification**  
**Requested Plan Amendments List & Associated Justification**

To whom it may concern,

Please see below statement of modification listing all requested amendments made to the architectural plans within this Section 4.55 Application from the previously approved documents under DA2020/0528 which the new dwelling proposed to be constructed at 30 Owen Stanley Avenue BEACON HILL NSW 2100.

All changes made from the previously approved "Architectural Drawings" (Ref: Issue F, Sheet No's 1-7) dated 17/04/2020 to the currently proposed Section 4.55 Application plans "Architectural Drawings" (Ref: Issue J, Sheet No's 1-7) dated 16/12/2020 are included herewith.

Sincerely,

Lance Paneras  
**Operations Manager**  
**Wincrest Group Pty Ltd**

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Item	Approved Plans	Proposed S4.55 Plans	Affected Condition	Comments
Left hand side boundary retaining wall	Retaining wall height exceeding advised height limit and within 900mm setback to boundary	Integrated retaining wall along side wall of Garage and continuing alongside driveway to avoid boundary proximity issue and remove sewer zone of influence issue	DA 2020/0528 - Condition 9 'Structural adequacy & excavation work' – Parts a) & b)	The revised retaining wall design will cause no impact on sewer main running along boundary as opposed to original design requiring additional review and approval from Sydney Water and removes any issue with the retaining wall location within boundary proximity as requested in Condition 9. No change to the affected condition is requested as part of this submission.
Rainwater tank pad level	Tank Pad Invert Level: RL 111.30 (AHD)	Tank Pad Invert Level: RL 112.915(AHD)	N/A	Due to the revised type of retaining wall to be constructed as mentioned above the invert level of the rainwater tank pad must be increased. This change causes no further disruption to the neighbouring dwelling amenity due to the height of the adjoining fence (1.8m) majority covering the tank from view. Nor, does the change compromise the effectiveness of the proposed stormwater design. No change to any conditions is requested as part of this submission.