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**ALTERATIONS AND ADDITIONS TO
168A BARRENJOEY ROAD, NEWPORT**

ADDENDUM TO STATEMENT OF ENVIRONMENTAL EFFECTS

Construction within Foreshore Building Line

It is noted that the proposed Balcony off Bedroom 1 and roof over portion of the Living Room Terrace are to be constructed within the Foreshore Building Line area. Application is made to vary the development standards as set out in LEP Clause 4.6, as this balcony does not increase the footprint of the building, and is to be constructed directly over an identical existing balcony.

Clause D10.8 permits variations where maintenance of existing setbacks achieve the outcomes of the clause. In this case it is considered that the desired future character of the Locality is achieved by modulation of the façade facing the beach and ocean. The bulk and scale of the building will be reduced by the shadows which the proposed work will cast onto the eastern façade of the dwelling.

Views to and from public spaces will be unaffected.

View sharing will be unaffected.

Any variations to privacy and solar access will be minimal.

Landscaping elements of canopy trees are proposed in the eastern yard.

Vegetation is to be enhanced by screen heath planting at the eastern end of the site at the edge of the existing lawn area.