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STATEMENT OF ENVIRONMENTAL EFFECTS - ADDENDUM

Section 96 1(a) Application to Modify Development Consent

Date 04.07.2016

DA No. N0108/14
Project Address 2a Livistona Lane Palm Beach (Lot 1 DP 1125750)
Project Title Salter Residence
Project No. 3316

This submission is for the modification of the landscaping forward of the building line, to the street boundary. The modifications are required specifically to resolve the landscaping, which requires modification due to the discovery of some unstable rock, which was anticipated to all be exposed bedrock.

The proposal consists of removing the unstable portion of rock adjacent to the driveway, maintain the rock next to the northern boundary, and installing a series of retaining walls that step up the site. Appropriate planting is incorporated in the stepping planters. There is also a landscaping stair to be incorporated into the terracing to access the north side of the property. On assessment of the existing planting on site and in consultation with the neighbour to the north it was agreed to maintain the existing Lilly Pilly hedge on the front of the northern boundary that provides privacy screening between the properties. These were previously approved to be removed.

This updated plan includes the amended arrangement of the Level 1 lawn terrace, as detailed as a condition of consent, and incorporated in the Construction Certificate documentation (condition C.5).

A geotechnical submission is included explaining the condition of the rock.

Summary of Schedule of Amendments

- Remove unstable portion of rock
- Modify landscaping walls around rock on north side of driveway
- Modify landscaping walls on south side of driveway (minor) to match aesthetically
- Introduce landscape stair on north side of driveway within landscaping
- Retain existing Lilly Pilly hedge on Northern Boundary

Included Documents

- | | | |
|-----|---|---|
| x1 | - Application Form | |
| x1 | - Statement of Environmental Effects | 04.07.2016 BKH pty ltd |
| x4 | - Landscape Plan 101_H | 27.06.2016 Arcadia Landscape Architecture |
| x2 | - Geotechnical Letter | 29.06.2016 Crozier Geotechnical Consultants |
| x12 | - Notification Plans (reduction of Landscape Plan by Arcadia) | |

Yours Sincerely

Jake Eaton