



# ALVARO

## Cover Letter

This letter is in response to a Request for Additional Information received on the 7<sup>th</sup> of December 2022. The RFI is in reference to a Section 4.55 Mod2022/0485 for Modification of Development Consent DA2019/0382 granted for Subdivision of land into five residential lots and construction of five dwellings at 312 Warringah Road, Frenchs Forest.

Below is an itemized response to the comments within the RFI.

### **Works already Constructed**

As directed by council and the PCA, the client will be submitting a Building Information Certificate Application through the portal.

### **No. 310 Warringah Road (Lot 5)**

#### Clause B9 – Rear Boundary Setbacks

We are aware that the building encroaches on the rear setback and believe that the current design with the encroachment maintains the objectives under the WDCP 2011.

### **No. 312 Warringah Road (Lot 1)**

#### Clause B3 – Side Boundary Envelope

We have modified the upper floor to increase the top floor setback. This has reduced the bulk and scale of the building and provides adequate articulation of the South, East and North Facades.

#### Clause B7 – Front Boundary setbacks

The Blade Wall Element has been removed from the Ground Floor Portion of the Building. The blade wall is maintained on the upper floor, with an increased setback. It forms part of the Porch Structure. The front setback is now maintained at 6.5m for all building elements apart from the Brick Column that forms the other structural element of the porch. The column is visually permeable and should be considered as part of the articulation that can sit beyond the 6.5m setback.

#### Clause B9 – Rear Boundary Setbacks

The Alfresco has been removed from this application.

#### Clause D1 – Landscaped Open Space and Bushland Setting

The Alfresco has been removed to reduce the impact on the Landscaped Area. The most recent modifications have increased the Landscaped area to 41%. This is now better than the previously approved Landscaped area for this lot.

  
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