



STATEMENT OF CHANGES

05/11/2021

Attn: Gareth David

Re: DA2021/1135 - 6 Guwara Road, Duffys Forest

Dear Gareth,

Please find attached and below our responses to Council's letter dated 31 August requesting additional information.

1. Terms of Positive Covenant – Building Footprint

It is noted that Council has the power to "release, vary or modify" any positive covenant on the land, should the proposal be considered appropriate development. The overall development proposed has been significantly reduced - a demonstration of our client's willingness to meet the DCP controls as much as practicable. We note the only remaining non-compliance being the 8m side setback for the Garage – refer to comments below.

2. Terms of Positive Covenant – Right of Carrageway

Tennis Court deleted from application.

3. Terms of Positive Covenant – Fire Management Plan

A *Bushfire Assessment Report* was initially submitted with the DA. Please refer to subsequent report by BC&BHS dated 2nd November which accounts for changes since.

4. WDCP2011 - B5 Side Boundary Setbacks

The proposed Pavilion setback has been increased from 5.3m to the prescribed 10m control.

The proposed Garage setback has been increased from 5m to 8m. Given the screening provided by the asset protection zone at the North-Eastern corner of the property, it is our opinion that an 8m setback is more appropriate than the prescribed 10m in terms of visual bulk as seen from the public domain of Guwara Road. *This item remains the only non-compliance of the application.*

5. WDCP2011 - C2 Traffic, Access and Safety

One of the two proposed driveway crossings has been deleted from the application, leaving two in total for the property. This complies with Council's Crossing Policy.

6. WDCP2011 - D9 Building Bulk

The height, size and overall scale of the Garage and Pavilion have been significantly reduced. The architectural style of both have changed from a tall barn style aesthetic to a low lying, modest and modernist style which will appear more 'grounded' and 'integrated' with the proposed soft landscaping. The Pavilion has also been reduced in size and changed to an open space.

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8. External Referral – Rural Fire Service
Tennis Court deleted from application.

We trust the significant changes discussed above and proposed to our application demonstrate a willingness to compromise and comply with Council's planning objectives and strive for a result which is agreeable for our client, their neighbours and Council.

Accompanying this letter is the following documentation:

- Architectural Drawing Set C, dated 19/10/21
- Arboricultural Impact Assessment Report, Rev 1, dated 28/10/21
- Revised Bushfire Assessment Report, dated 02/11/2021
- Wastewater Management Report Addendum, 04/11/2021
- Revised BASIX Certificate A410114_02

We look forward to your response. Please let us know if you have any comment/questions in the meantime.

Regards,

Natasha Grice
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