



19/05/2021

Mr Thomas Burns
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099
(02) 8495 6515

Dear Thomas,

Re: Development Application – DA2021/0275 - 90 Griffiths Street, Fairlight

Corona Projects Pty Ltd, have prepared a Development Application under DA2021/0275 which was lodged to Sutherland Shire Council on 12/03/2021. Council has undertaken a review of the proposal and requested for additional information in Council's letter dated 29 April 2021. As per Council's request, the following documents are submitted to support this Development Application:

- Clause 4.6 Variation Report for Floor Space Ratio prepared by Corona Projects;
- Arboricultural Impact Assessment prepared by Bluegum Arborist;
- Amended architectural drawings and Landscape Plan prepared by Anna Henry Design; and
- Geotechnical Report prepared by White Geotechnical Group.

We have made the following changes in accordance with the Additional Information letter:

1. Clause 4.4 – Floor Space Ratio

Please refer to the Clause 4.6- FSR prepared by Corona Projects.

2. Clause 3.3.2 – Preservation of Trees or Bushland Vegetation

An Arboricultural Impact Assessment has been prepared by Bluegum Arborist. The recommendations stated in the report has been implemented into the amended architectural drawings.

3. Clause 3.4.2 – Privacy and Security

Fixed privacy screens are proposed on the upper floor and ground floor front balconies to prevent overlooking into windows on the eastern site and swimming pool area on the western property.

4. Clause 4.1.4 – Setbacks

The reconstruction of the garage has been set back 900mm from the eastern side boundary and is consistent with the streetscape character. The previously proposed pergola and deck structure to the rear has been removed from the proposal.



Corona Projects

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5. Clause 4.1.9 – Swimming Pools, Spas and Water Features

The swimming pool is setback 1.5m to the paving in accordance with the Arboricultural Impact Assessment to retain the trees.

6. Clause 4.4.5 – Earthworks (Excavation and Filling)

Please refer to the Geotechnical Report prepared by White Geotechnical Group.

Should you have any questions in relation to this submission, please do not hesitate to contact me at 0419 438 956 or info@coronaprojects.com.au.

Yours faithfully

Alex Machkevitch
Director
Corona Projects Pty Ltd