

Ref: 19005914

29 May 2019

Northern Beaches Council

Attn/email: Claire Ryan

Claire.ryan@northernbeaches.nsw.gov.au

Re: 3 CENTRAL ROAD, AVALON BEACH, NSW 2017
DA2020/0008 – PROPOSED AMENDMENTS

Dear Claire,

Further to your email of 15 April 2010 and regarding Council's assessment to the above development application, please find the attached amended plans and diagrams in response to issues raised from Council's assessment.

For your additional information, please find below summary of changes and list of drawings and diagrams provided.

PROPOSED AMENDMENTS:

The proposed amendments to the DA plans are in response to compliance issues raised by Council. The changes are to improve the following;

1. Building Height and Bulk,
2. Floor Space Ratio,
3. Building Setback and Envelope, and
4. The urban form facing public domain.
5. Existing trees/vegetation.

The proposed amendments are;

1. Building lowered by 1.6M measured from top floor level.
2. Building height lowered by 1.35M measured from the top of lift overrun.
3. Rear building height reduced to one storey within the rear 25% of site.
4. Yield reduced from 8 Independent Living Units (ILU) down to 7.
5. FSR reduced from 0.651:1 (GFA to 0.557:1 (GFA: 789m²).
6. Central courtyard removed.
7. Front and side (Patterson Lane) setback increased.
8. Basement front setback increased.
9. Lift and stair core relocated.
10. Basement parking under rear building removed.
11. Parking spaces consolidated and compliant with SEPP requirement.
12. Accessible bay to parking spaces provided.
13. Driveway entry from Patterson Lane reduced to one.
14. Waste bin structure at front boundary removed and relocated.
15. Additional 5 existing trees at the front boundary proposed to retain.

16. Proposed light weight fencing, retaining wall and walkway/entry/ramp.

SUMMARY OF RESPONSE TO COUNCIL'S ISSUES:

1. HEIGHT OF BUILDING	Drawing Reference
<ul style="list-style-type: none"> a. The building was lowered by 1.6M measured from the top floor level. b. The general building height was lowered by 1.35M measured from top of lift overrun. c. The amended building is now below or within the SEPP height plane of 8m except for the lift overrun. d. The lift overrun is above the SEPP 8M height plane by approximately 1.5M with top finish level at RL 18.95. Refer to height diagram. e. The proposal also reduced the yield from 8 down to 7 Independent Living Units (ILU) to reduce the GFA, the building bulk and to comply with the required one storey height for the rear 25% of the site. f. The upper level of the rear building is reduced to one ILU and setback from the rear edge of the ground floor building. g. The basement level at the rear of the site has been removed. 	<ul style="list-style-type: none"> 1. Section Drawing SD 3101 2. Height Plane Diagram drawing SD 2803 3. Level 01 Floor plan SD 2009
2. FLOOR SPACE	
<ul style="list-style-type: none"> a. The proposal reduced the yield to 7 ILUs and reduced the FSR from 0.651:1 down to 0.557:1 (GFA of 789m²). b. This additional FSR equates to an increase of 11% above the SEPP. c. Parking has been re-allocated and re-configured to provide one car space per ILU with accessible loading bay provided. d. The three-bedroom ILU has been provided with 2 x car spaces with accessible loading bay. e. The car parking provided complies with the SEPP, providing 0.5 space per bedroom. 	<ul style="list-style-type: none"> 1. Lower Ground Plan drawing SD 2007. 2. Ground Floor Plan drawing SD 2801. 3. Level 01 Plan drawing SD 2009.
4. SETBACKS AND ENVELOPE	
<ul style="list-style-type: none"> a. Front Setback: The proposed amendments increased the front building setback by 4.2M to the north-west corner and by 7.2M to the north-east corner. In addition, the basement front setback increased by 1.5m at the north-west corner and by 6.2m at the north-east corner, providing the opportunity to retain additional 5 existing trees within the front setback. b. Patterson Lane Setback: The proposed re-planning of the ILUs provided an increased setback along Patterson Lane to 3.25M up to 4.6M. c. Rear Setback: The upper level of the rear building has been reduced to one ILU and setback further from the edge of the lower building away from the rear 25% setback line. d. Western Side Setback: The western side setback varies from 1m to 3.1m with stepping or modulated parapet line to stay within the required DCP side setback. Minor intrusion to the 45-degree angle height plane is due to site topography. This intrusion will have no material impact to the amenities of the neighbouring building. Refer to height plane and shadow diagrams SD 2811 and SD 2805-06. 	<ul style="list-style-type: none"> 1. Lower Ground Plan drawing SD 2007. 2. Ground Floor Plan drawing SD 2801. 3. Level 01 Plan drawing SD 2009. 4. Height plan Diagram SD 2811. 5. Shadow Diagrams SD 2806-2806.

6. URBAN DESIGN:	
<ul style="list-style-type: none"> a. The proposed reduction of ILU at the rear created a stepped building providing one storey element at the rear 25% of the site. The building above has been stepped and setback from the edge of the lower ILUs. A landscape roof terrace has been provided to the upper level apartment to soften the building and integrate within the parkland setting. b. The plan form of the top floor apartment facing the park is mainly located at the western side to allow for morning sun into the living and terrace area. c. Basement parking has been removed and floor level of apartment lowered close to existing ground level. 	<ul style="list-style-type: none"> 1. Section Drawing SD 3101. 2. Elevations SD 3001 and SD 3002.
7. LANDSCAPING	
<ul style="list-style-type: none"> a. The increased front setback has allowed additional 5 existing trees to be retained, subject to arborist assessment. They are trees 10 and 11 (Angophoras), trees 14 (Bloodwood), 15 (Angophora) and 16 (Swamp Mahogany). Trees 18 (Cheese Tree) and 19 (Lemon Scented Gum) however, are located within the eastern boundary and the retention of these trees are subject to the approval of the proposed 1.5M wide footpath. b. Existing Council's trees: The relocation of the waste bins room from the front into within the building has removed the main structure away from the TPZ of trees 12, 13 and 17. In addition, the entry gate is now relocated close to the corner of the site front boundary and is now located within the existing driveway. The proposed front boundary fencing will be built in lightweight timber fence and to be built within the existing ground level without the use of masonry retaining wall. The proposed retaining wall along the corner of Patterson lane will be built with timber log type retaining wall system. The proposed entry gate platform and ramp will be a suspended timber deck type walkway/ramp system. c. Similarly, the rear fencing will be of lightweight timber construction built within the existing ground level without any masonry retaining wall system. Hence, tree no. 3 (Rough Barked Apple) and 36 (Cheese Tree) will be highly likely to be retained, subject to arboreal advice and recommendation. d. The increase in front building setback and the proposed lightweight walkway structure increased deep soil area and will provide opportunity to plant additional trees if necessary. 	

DRAWING LIST:

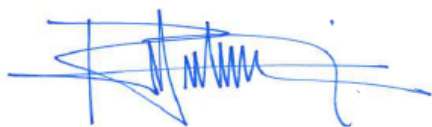
DRAWING NO.	DRAWING NAME	SCALE	REVISION/ DATE
SD 2007	FLOOR PLAN – LOWER GROUND	1:250 @ A3	B/ 29.05.20
SD 2008	FLOOR PLAN – GROUND FLOOR	1:250 @ A3	B/ 29.05.20
SD 2009	FLOOR PLAN – LEVEL 01	1:250 @ A3	B/ 29.05.20
SD 2010	FLOOR PLAN – ROOF	1:250 @ A3	B/ 29.05.20
SD 2801	GFA & FSR SCHEDULE	1:500 @ A3	B/ 29.05.20
SD 2802	LANDSCAPE, PRIVATE OPEN SPACE 7 DEEP SOIL CALCULATION	1:500 @ A3	B/ 29.05.20
SD 2803	HEIGHT PLANE ANALYSIS_ 8M SEPP & 8.5M LEP	NTS	B/ 29.05.20
SD 2804	SHADOW DIAGRAMS - SHEET 1	1:500 @ A3	B/ 29.05.20
SD 2805	SHADOW DIAGRAMS - SHEET 2	1:500 @ A3	B/ 29.05.20
SD 2811	BUILDING ENVELOPE DIAGRAMS_ SETBACK & 8M SEPP HEIGHT PLANE	NTS	A/ 29.05.20
SD 3001	FRONT AND REAR ELEVATIONS	1:250 @ A3	B/ 29.05.20
SD 3002	SIDE AND LANEWAY ELEVATIONS	1:250 @ A3	B/ 29.05.20
SD 3002	BUILDING/BASEMENT HEIGHT DIAGRAM	1:250 @ A3	A/ 29.05.20
SD 3101	CROSS SECTION	1:250 @ A3	B/ 29.05.20

Trusting that the information provided is sufficient for Council's assessment and we look forward to a positive recommendation.

If you need additional information or require further discussion, please contact the undersigned.

Yours sincerely,

Cottee Parker Architects Pty Ltd



Roland Martinez

Senior Associate