

## Section 4.55 (2) changes

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### DA Number:

DA2019/0394

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### Project Address:

Lot 1, 7B TRENTWOOD PARK. AVALON. NSW 2107 - DP202857

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The following changes from the latest approved plans DA2019/0394

### The Garage/ Entry level

The garage and entry level has been pushed further towards the street by 3.8m. By doing this it reduces the excavation amount significantly which will help the costs and disturbance of the site. It still sits within the approved footprint above so visual does not impact the street scape.

They stairs and front door have been flipped to the northern side of the site to allow for the now proposed lift to work with the upper levels layout.

### The Middle level

The front bedrooms have been pushed forward 2.7m metres, the stairs have also been reconfigured to allow for an additional living room and the laundry has been moved to this level. The rear wall has pushed in 3m from within the subfloor area to reduce the cut.

### Upper level

The front balcony has reduced 1.7m from the front setback and has increased in width by 1.8m

The stairs and lift have been reconfigured to suit the new layout.

Bed 1 and the alfresco has been moved to the rear to allow access to the backyard and private open space areas.

## **Overall front print and height**

The overall front print has increased by 13m<sup>2</sup> and the max height has decreased by 920mm.

The floorplans clearly indicate the changes in colour.

## **Additional notes**

Height and FFLs:

- Entry FFL 390mm lower than DA plans
- Middle FFL 185mm higher
- Upper FFL 160mm higher
- The ridge height has reduced by ~920mm
- The lower pitched roof and the rear roof now falling front-to-rear has overall reduced the height and scale of the building

Cut / Fill:

- The cut associated with the Garage on the northern side is similar to the DA plans (Garage has pushed forward but is set slightly lower)
- The cut for the Garage on the southern side has reduced by approx. 500mm
- Cut has reduced by approx. 1m at the rear of the Middle Level on the Northern side
- The cut has increased by about 1.6m at the rear of the Upper Level (so that this floor can be on one level, without stairs)

Façade / exterior:

- Roof form changed, pitch reduced, rear section now falls to the rear
- The front walls are now positioned differently to remove the cantilevered sections
- Balcony reconfigured with 800mm high walls in lieu of full-glass, and 1.7m high wall to northern side giving additional privacy to neighbouring dwelling

Similar colours/material remain, with addition of stone

Window changes as per plan

## **Conclusion**

In our opinion the changes requested have been done to suit the client's way of living and having a better connection to the rear yard and private open space areas. It will also cause less disturbance on the site with the bulk of the excavation being reduced on the garage level.

The changes have been done to keep as close as possible with staying with the existing approved footprint and the additional trees that need to be removed T25, T13 are not of high significance and the revised arborist reports supports this

**Yours Sincerely,**

**Joel Le Sueur**

***Design Manager – Stothard projects***