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Kent Bull  
Northern Beaches Council

28.05.2021

**Development Application No: DA2021/0329 for Alterations and additions to a dwelling house including swimming pool and driveway at 49 Binburra Avenue AVALON BEACH.**

Kent

In response to your letter dated 13th May 2021 regarding DA2021/0329 please find revised DA documents attached and comments below.

**1. Stormwater Drainage**

Rejection of easement letter and revised Stormwater Concept Plan enclosed.

**2. Front Setback**

The owner of the property is a tradesperson and requires an enclosed garage to secure his truck and tools. Front Garage set back has been increase by 700mm to 3.365m. The garage has also been changed to natural / darker external finishes. Canopy tree added to front yard to protect landscape amenity of the street scape.

**3. Swimming Pool**

Additional swimming pool sections and 3D's have been provided. The rear setback of the pool has been increased to 2m and the height of the pool deck and coping has been reduced by 190mm. Landscape area of the proposed is greater than the existing.

**4. Breach to Southern Side Setback**

The setback to the new works at the Street Level (upper level) has been increased to 1m

**5. Insufficient Provision of Native Canopy Trees and Landscaping**

New Landscaping Plan attached including provision of 3 canopy trees. Existing landscape area is 330.5sqm (56.2%) The proposed Landscape Area is increasing to 335sqm (56.9%). With the 6% Landscape Variation the landscape area complies at 63.9%.

**6. External Colours and Finishes**

Revised Colours and Finishes drawing enclosed showing use of natural / dark external finishes.

**Tim West**

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