

**Attn:** Jordan Davies  
**Principal Planner**

**RE:** Statement of Amendments and additional information.  
**Application No:** DA2022/2207

**Proposal:** **Demolition works and construction  
of a dwelling house including swimming pool**

**Property:** 30 Abernethy Street SEAFORTH

To Jordan,

Please find below written particulars identifying the changes to the **DA2022/2207**

### **1. Road Asset Team (Council Verge)**

The amended plans have not addressed the Road Assets teams requirements for the removal of the existing encroachment on the road reserve. Amended plans are to address the requirements of the Road Asset team as well as address the engineering concerns as above.

Council's Road asset team provided comments previously, however, they have not been addressed in full. Specifically:

Given the redevelopment of the property involves demolition of the existing dwelling and creation of new private open space between the front of the new dwelling and the property boundary, it is recommended the encroachments on the road reserve be removed, including the private terraced areas, gardens and fencing. Consideration would be given to an alternate landscaping proposal that avoids the privatisation of the public road reserve and provides a wider verge area for pedestrian access.

Whilst it is noted that the proposed structures were removed from the plan, the request was to remove existing structures and return to a public space.

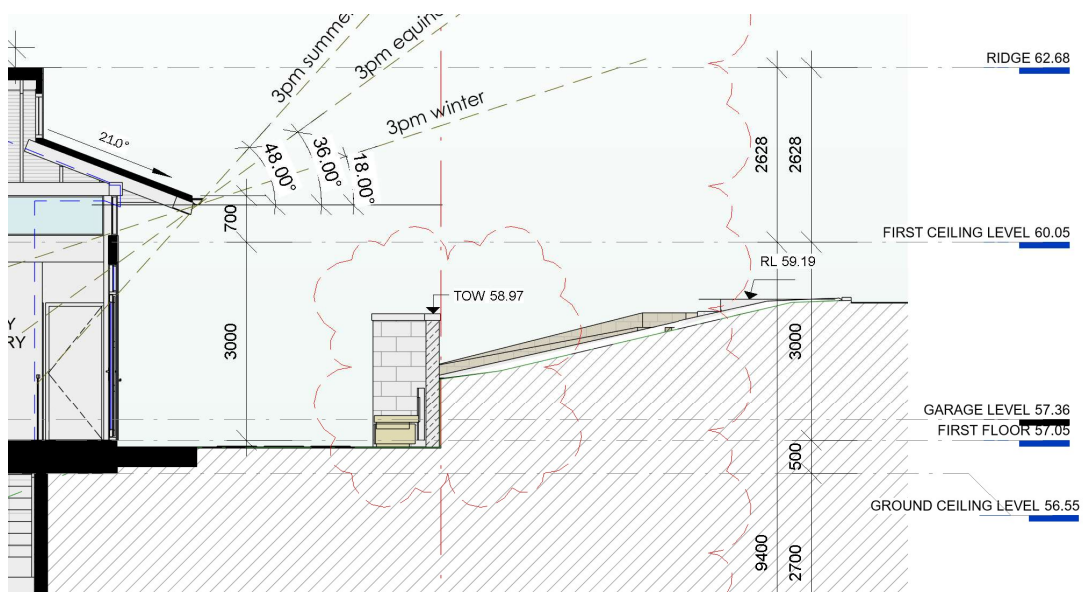
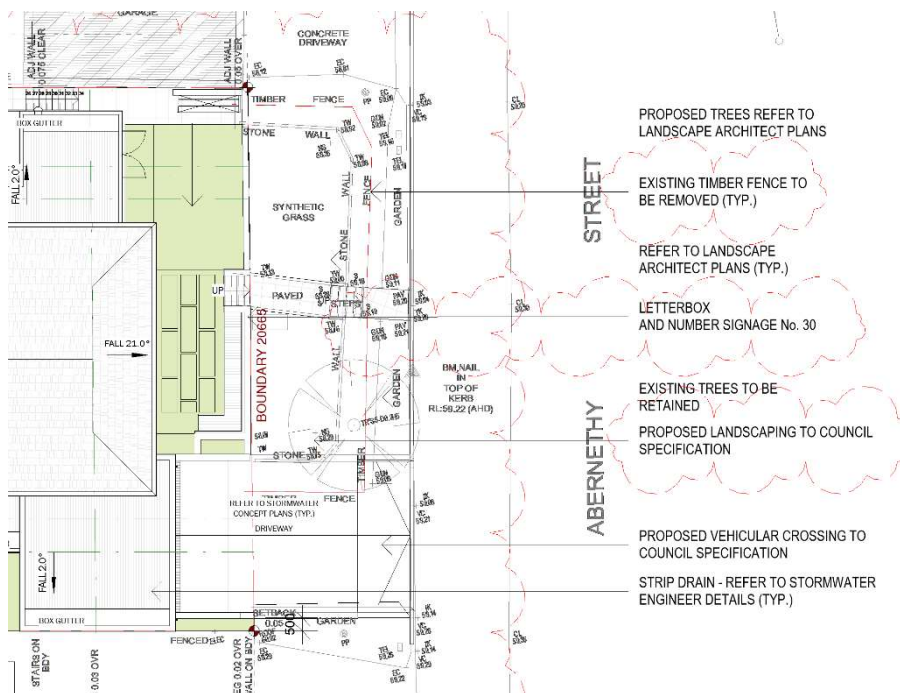
Further email correspondence with planner-

The plans show the removal of the fence in the road reserve but there is still a stone wall shown on the plans (drawing AS009) and the letterbox and numbering is proposed on this wall. This still effectively encloses part of the road reserve. Is this wall to remain? Council will need plans to show exactly what works are proposed in the road reserve including the proposed landscaping and only then can the Road Asset team provide concurrence via a condition for a S138 approval.

*Response –*

*Removal of the existing front timber fence on the council verge. The front fence on the subject site's boundary has been raised to suit the streetscape and act as a barrier/balustrade.*

*We have relocated the letterbox on the subject site boundary wall. We have retained the existing steps and retaining wall as it is quite steep and could pose as a slip hazard for our clients entering the site. It would be nice to provide some small hedges along the retaining wall and native planting. Happy for this to be conditioned with landscaping in this Area to suit council's requirements.*



## 2. Driveway Access

Insufficient information has been provided with regard to the proposed access driveway. The proposed gradients do not comply with current standards and the transition extends within the parking space. Any transitions proposed within the garage must be outside the parking space. The parking area must not exceed a 5% grade. It is recommended that Council's standard Maximum Low profile be adopted. This may require amendments to the proposed garage level. The Applicant shall provide a long-section at both edges of the proposed access driveway to the proposed garage and demonstrate compliance with AS2890.1.

*Response – Please refer to architectural pages A508 and A509. The amended garage level has been raised by 100mm, eliminating the need for driveway transitions in the garage as requested by the council.*

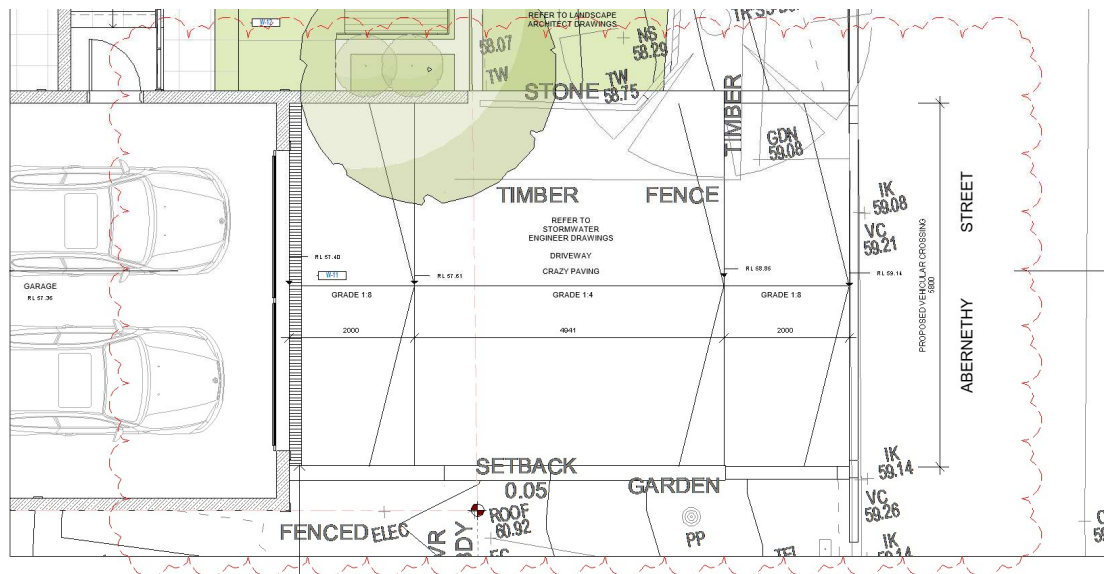


Figure 3. Driveway Plan

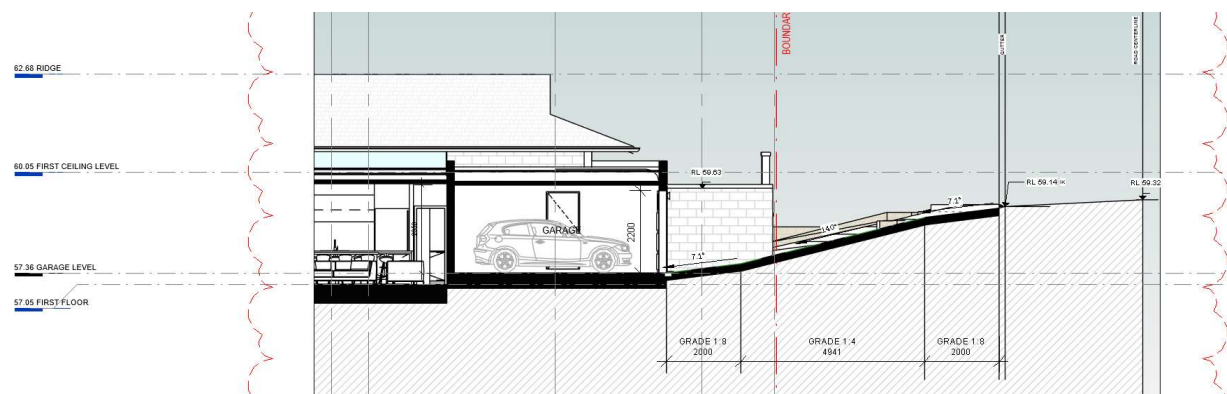


Figure 4. Driveway Section

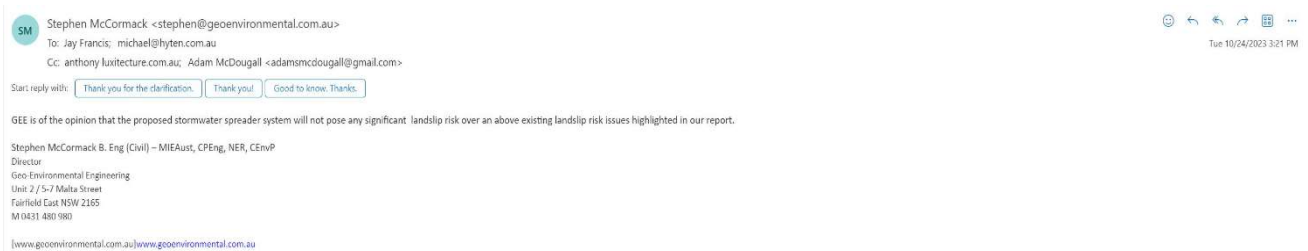
### 3. Stormwater

It is noted that the rear neighbours have raised concerns regarding stormwater management. As the site falls to the rear and refusal of easement letters have been provided the discharge via level spreader is acceptable. However the design of the level spreader shall be in accordance with Appendix 4 of Council's Water Management for Development Policy. Total discharge including bypass flows and controlled flows through the level spreader must not exceed the 20% AEP state of nature storm event.

The geotechnical report has indicated that an absorption system is not viable for the site. Please provide concurrence from the geotechnical engineering regarding the method of stormwater disposal and the location of the level spreader.

Further Correspondence from council - Due to the steep slope as well as the concerns raised by the neighbour, we will need the Geotechnical engineer's concurrence with the method of disposal and the location of the level spreader before we provide approval. Will need comments from the geotechnical engineer to ensure the flow regime from the level spreader will not cause any landslip issues. This was previously requested in the referral.

*Response – Please see attached email correspondence from the Geotech and see figure 5.*



*Figure 5. Geotech Email Correspondence*

We thank council for their assessment, and it is requested that council determine the application favourably.

Kind Regards,

**DIRECTOR**

Anthony Maiolo

**LUXITECTURE**