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Re: 8 Delecta Avenue, Clareville. 2107

Proposed changes to DA2021/1032

List of modifications;

1. Proposed modification – Increased setback from South-Western boundary

A reduction to the width of the previously proposed Powder Room & Water Craft Storage on the Ground Floor (dashed red) has increased the setback from the South-Western boundary by 1430mm. This provides greater spatial separation from No.6 Delecta Avenue, reduces the overall building footprint & increases the deep soil landscaping of the proposal.

2. Proposed modification - Increased setback from South-Western boundary

A reduction to the width of the previously proposed Laundry & Entrance Hallway on the Ground Floor (dashed red) has increased the setback from the South-Western boundary by 620mm, with the minimum setback now 1800mm. This provides greater spatial separation from No.6 Delecta Avenue, reduces the overall building footprint & increases the deep soil landscaping of the proposal.

3. Proposed modification – Change to South-Western façade material

The South-Western elevation has been changed to Timber Vertical V-groove sheet panelling with a paint finish. This reduces the amount of proposed bagged brick work and is more conducive to the character of the locality. Please refer to the Southern Elevation (project South).

4. Proposed modification – Reduction to the South-Western façade wall height

A reduction to the ceiling height of the Ground Floor Entrance Hallway has enabled the height of the proposed South-Western façade wall to be reduced by 300mm from RL 7.10 to RL 6.80. This reduces the overall bulk and scale of the proposal and further reduces the impact on No.6 Delecta Avenue. Please refer to the Southern Elevation (project South) where the outline of the previously proposed wall is dashed red.

5. Proposed modification – Reinstatement of the Broad Leaf Paperbark

The project arborist previously suggested that the Broad Leaf Paperbark (Tree 5) may be retained. The reduction to the width of the Ground Floor Hallway (refer to modification 2) has improved the ability for this tree to be retained. The tree has now been reinstated in the proposal.

6. Proposed modification – Increase in front setback

A reduction to the length of the Garage on the Ground Floor by 500mm (Dashed Red) has enabled the front setback to be increased to 6910mm. This reduces the impact on the street, reduces the overall building footprint and increases the soft landscaped area of the proposal.

7. Proposed modification – Change to front Ground Floor wall material

Sandstone Cladding has been introduced at the front ground floor walls. This reduces the amount of proposed bagged brick work and is further conducive to the character of the locality.

8. Proposed modification – Removal of Level 1 front balcony planter & introduction of timber balustrade

The removal of the planter from the Level 1 Front Balcony and the introduction of a timber balustrade has allowed greater articulation to the front façade and a reduction in the vertical wall height at the front building line further reduces the bulk and scale of the proposal.

9. Proposed modification – Removal of hardstand in Central Courtyard

The removal of the hardstand area (32.2m²) in the central courtyard has significantly increased the proposed landscaped area of the proposal.

In summary, the proposed modifications to the development application which include a reduction in the building footprint, increased setbacks, a reduction to façade wall heights, increased articulation and a reduction in the overall bulk and scale of the project significantly reduces the impact on the neighbouring dwellings and streetscape. Further, the modifications to materiality, the reinstatement of the Broad Leaf Paperbark Tree and a significant increase to the previously proposed Soft Landscaped Area not only reduce impact to the neighbour dwellings, but also promote the values and character of the wider locality. Please refer to the Site Plan (DWG DA-001) for the updated site calculations.

Kind Regards,

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