

H&C DESIGN PTY. LIMITED

50 FULLER STREET • COLLAROY PLATEAU • N.S.W. • 2097

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FOR THE MODIFICATION OF CONSENT FOR DA 2023/1596 DETERMINATION DATE 16/02/2024 FOR ADDITIONS AND ALTERATIONS TO THE EXISTING DWELLING

In support of our application to modify approved works we would like to add the following:

We have taken considerable time in deciding the most appropriate way forward to balance the need to comply with council and RFS requirements, as well as the concern around privacy to adjoining properties. After organising a meeting with our immediately adjoining neighbours to discuss this, in the absence of being able to plant screening trees, their feedback was:

A non-combustible fencing material in a colour to match the dwelling would be preferable.

A masonry structure to the lower section with Colourbond over the top would be desirable as it would break up the height element of the fence.

With blockwork to the lower section being both unnecessary and prohibitive in cost, we have selected concrete sleepers to achieve this aesthetic, with a Colourbond fence in Monument above this.

The height of this fence will be such that it will perform the function of acting as a privacy screen to both the kitchen and the outdoor terrace. With this in mind the louvred screen previously proposed for the terrace is now redundant, as the fence will perform a superior screening function and an acoustic barrier to this.

Kind Regards,

Julian Debnam, Director Plateau Building

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