

12 December 2023

Northern Beaches Council

**Attn: Anais Sarkissian**

**RE: ADDITIONAL INFORMATION REGARDING 189 RIVERVIEW ROAD, AVALON BEACH**

On the 4<sup>th</sup> of December Northern Beaches Council ('Council') requested additional information with regard to the modifications proposed on the subject site. We have reviewed the documentation and have included more detail within the amended set of architectural plans. The statement of environmental effects has been updated to include all proposed changes.

With regard to Council's enquiries we provided the following:

***Approved floating timber stairs along northern edge of dwelling now appear to be replaced by an inclinor***

Response: The inclinor is approved. Condition 1 of the consent listed the inclinor plans as forming part of the consent and is included in the stamped plans. Condition 62 also includes a condition about the inclinor use restrictions.

The approved stairs that wraps around the tree at the lower level is to be deleted to have less impact on the tree.

***Some floor and roof levels appear to have changed***

Response: More details regarding levels have been provided to the plans. Changes to levels include:

- The rooftop garden was approved at RL29.9 and the proposed will see it increased to RL30.225 which represents an increase of 325mm. This change reflects inconsistencies with the original approval where the perimeter planting outside the balustrade would have a higher soil depth than the trafficable area. The change to the level allows for a level rooftop garden. A 325mm increase to this floor level does not materially change the environmental impacts from the approved plans.

- The required modifications have resulted in the roof of the entrance increasing in height RL33.375 which is still comfortably below the 8.5m height control albeit slightly higher than the approved plans. This has been done to achieve a minimum clearance of 2.4m and sufficient soil depth above for planting and associated structure to support the green roof.

***Pool coping is now closer to the southern boundary***

Response: More detail is now shown on the pool plan compared to the original drawings. The pool now shows drainage around the infinity edge. The surface area of the pool and the trafficable areas are unchanged and there is no additional impacts with the drain now being shown on the plans. The drain sits below the level of the pool edge as shown in the drawings.

***Living room wall now closer to the southern boundary***

Response: The setback is now shown the plan and is compliant with the side setback controls within the DCP. This has been dimensioned on the updated drawings. In addition the proposed adjustment to this wall removes a previously approved window which faced directly towards the southern neighbour with no privacy screening. The net changes to this wall improve privacy and separation between neighbours.

***There appears to be building/facade articulation changes***

Response: There are minor changes to facade radius geometries creating consistency and identification of parapet details are now shown all of which improve privacy and buildability within the allowable envelope.

The façade cladding is consistent with the approved DA. The vertical gardens, sandstone cladding and timber battens materiality of the façade will remain as per the approved consent.

***Garage is now setback 1.2m from southern boundary when it was previously at 1.3m***

Response: The southern side setback to the garage is now 1.15m which is a negligible different from 1.3m and compliant with the setback controls.

***Rooftop terrace balustrading has been brought further out to northern, western and southern boundaries***

Response: The main trafficable area of the roof terrace has been amended and slightly reduced to be consistent with the approved plans however a new access arrangement to the terrace is required from the lift/stairs area. The approved access to the roof terrace did not work due to the location of the lift and stairs. To provide access to the main area of the terrace a new opening to the southern elevation is proposed which will provide a connection to the main centralised terrace area. Privacy screens are proposed along the new connection to ensure privacy is protected.

***New geothermal plant room now appears to be proposed beneath the garage***

The approved plans showed this area to be an open undercroft area under the garage which was to services equipment in open air. We now propose to enclose this space, containing the building services neatly within the building footprint. From an acoustic amenity outcome it is considered an improvement to have a fully enclosed plant room to house service equipment.

***Description of Modification – 4.55(1a) or 4.55(2)***

The works proposed, in our opinion, reflect minor changes that have a minimal environmental impact and are correctly submitted as a 4.55(1a) application. The modifications do not give rise to any material difference in environmental impacts with regard to privacy, view loss or overshadowing with the overall footprint and scale of the dwelling being slightly reduced. Side facing window treatments have been deleted or reduced in size. Increased clearances around trees and increases in soft landscaping represent an improvement for the local environment. More detail has been provided with regard to roof and terrace levels that were not present with the approved DA and provide a more accurate representation of the built form in that regard. Again, slight changes to levels do not give rise to increased environmental impacts to adjoining properties.

In consultation with the owners of the adjoining site to the south we have provided some privacy screens to the pool and roof terrace at their request. No. 187 is currently having their DA assessed and the privacy screens are in anticipation of an approval of their their submitted architectural scheme.

**Landscape Plan:**

An amended landscape plan has been provided which reflects the modifications proposed to the dwelling.

**Yours Sincerely**



**William Fleming**  
**BS, MPLAN**  
**Boston Blyth Fleming Pty Ltd**  
**Planner**