

Covering Letter

Att: Thomas Burns
Planner - Development and Assessment North Team
Northern Beaches Council

Covering Letter

Property Address : 70A Kens Road, Frenchs Forest Lot 1 DP 1257769
DA Reference No. : **DA 2022/1221**
Description : Erection of a Two Storey Dwelling and a Detached Secondary Dwelling; Install a swimming pool and Removal of trees

Dear Thomas,

Please find attached amended set of plans / reports / Statements in response to additional information request received on 25th October 2022.

The amendments / Justification / Statements are provided as per below to the points listed in the email.

- **There are inconsistencies on the site and floor plans with regards to the location and footprint of the secondary dwelling.**

Please refer to Architecture Plans Issue D, All corresponding floor plans and drawings have been amended to reflect and are consistent with the amended layout / footprint of the Secondary Dwelling.

- **The amended plans need to include section plans based of survey information which accurately show the existing and proposed ground levels of the site. This needs to include sections through the highest point of each building. The current plans do not enable Council to accurately calculate the maximum building height.**

Please refer to Architecture Plans Issue D, We have indicated more details on the Section AA and additional Section BB has been added to the set of drawings to reflect the highest point of the building with measurements and corresponding NGL below the highest point noting the compliance. We believe the information is sufficient to calculate the height compliance.

- **We need amended landscaping plans to reflect the amended design.**

Please find attached amended Landscape Plans Issue B reflecting the amendments and addressing the comments received as additional information letter. We have also attached the statement from Landscape Architect noting the amendments are done to Landscape Plans in order to achieve compliance with the RFI.

- **We need an amended arborist report with root mapping to provide clarifications and recommendations of an amended design to ensure the retention of tree 30.**

We have had a at length discussion with our Project arborist about the TPZ and information requested under RFI letter. As we have amended the location and layout of the secondary dwelling and the footprint is not encroaching more than 10% of the TPZ area (our maximum encroachment is only 6.8%) as per AS 4970 - Protection of Trees on Development Sites 2009. As per Standard the encroachment is considered 'minor' the detailed investigation is not required. The Landscape Plans are also amended to reflect these and Bio-Diversity requirements.

Please find attached Statement from our Arborists in Support of aforementioned request. We believe there is no further investigation needed.

- **We need an amended BASIX Certificate for the secondary dwelling.**

Please find attached amended Basix report to reflect the amendments done on the Secondary Dwelling.

- **Landscape and Biodiversity Issues under RFI Letter Dated 25th October 2022**

All drawings / reports / Statements are amended in order to comply / Address issues raised in Email and Letter both. Above listed information suffice the details requested.

By way of this additional information submission, we are seeking approval and looking forward to your earliest review and feedback of information submitted.

Please feel free to contact me for any further information required in order to finalise the assessment and obtain Council Approval.

Looking forward to your earliest and positive response.

Sincere Thanks

Nishal Mistry
Mistry Designs