



13 May 2025

General Manager
Northern Beaches Council
725 Pittwater Rd,
Dee Why, 2099, NSW

Attn: Anais Sarkissian (Planner)

Dear Anais,

**Re: Request for Information
Development Application No: DA2025/0163 for demolition works and construction
of a parking platform and carport at 81 Riverview Road AVALON BEACH.**

Reference is made to your letter dated 2 April 2025, requesting further information to undertake a full assessment of the application. As a result of the letter, modifications to the plans have been undertaken, as noted below:

- Reduced to a 6m carport width
- Increased to a 6m driveway crossover splayed to boundary
- Increased southern side setback to 79 Riverview Rd to 1m to the turning bay
- Increased carport setback from 4.3m to 5.95m
- Reduced height and bulk of carport roof from RL54.59 to RL54.17 (420mm reduction)
- Increased area of front setback in front of the turning bay to accommodate further landscaping

To support the proposed amendments the following documents have been revised and resubmitted:

- Revised Architectural Plans prepared by Action Plans dated 28 April 2025;
- Revised Stormwater Management Plans prepared by Amuna Civil Engineering dated 12 May 2025;
- Revised Driveway Design Plans prepared by Amuna Civil Engineering dated 12 May 2025.

1. Car Parking Structure

As discussed, the purpose of this application was to create a safer parking area for the occupants of the dwelling. It is noted due to the location on the bend and the slope in the road, it is difficult to pull out with cars "speeding" along this section of the road. The intention was to create a parking area which enabled cars to enter and leave in a forward direction. The clients initially wanted a garage and my suggestion was an open style carport to reduce bulk and scale to the streetscape along with additional planting areas (along with green pavers for the turning bay area).

The increased setback to 79 Riverview Rd does allow the opportunity for further plantings in conjunction with that existing along the boundary and in our opinion will not be overbearing to the neighbour. The perspectives do show that the proposal is sympathetic to the area whilst allowing a safe and convenience access for the owners of the site, as per the objectives/outcomes of controls B6.1 and B6.2 of PDCP:



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*Safe and convenient access.
Pedestrian safety.*

Further, additional amendments have reduced the carport width to 6m (from 7.6m) and reduced the height. The proposed amendments also increase the setback from the south-eastern neighbour, increasing the side setback to the carport from 4.3m to 5.95m.

On the basis of the above, it is our professional opinion that the proposal satisfies Councils concerns, and approval can be granted.

Summary

We trust that the revised and additional information addresses Councils original concerns, and that the application can now be finalised for determination.

If you have any queries please do not hesitate in contacting me.

Kind Regards
Mathew Quattroville
Four Towns Planning
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