

MACA2.2-230626/MC/rv
26 June 2023

Thomas Prosser
1 Park Street,
Mona Vale
NSW 2103 Australia

Dear Thomas,

24 Cabarita Road, Avalon–DA2023/0083 PAN-301493 DA Amendments

We refer to your letter dated 21st April 2023 regarding the development application ref. DA2023/0083 and various issues raised during your assessment. On behalf of our clients, Bruce & Libby MacDiarmid we wish to provide amended DA drawings that addresses each of the matters raised.

We refer to the new drawings below (revision C) and advise a copy has been uploaded to the NSW Planning Portal.

- Architectural drawings DA00-DA26, all issue C, dated 26.06.23

We summarize the changes made in response to each of the issues raised in your letter, as follows:

1. C4 Environmental Living Zone – Excavation

- The extent of excavation has been reduced, as demonstrated in the Architectural Plans – Revision C, we refer to DA02 Excavation & Fill Plan.
- See DA06 Level 3 Plan- The western wall of the Level 2 has been moved to the east, reducing the excavation and the size of the Media room/ Bunk room, Gym and Laundry.
- We have introduced a raised planterbed on the northern boundary adjacent to the courtyard.
- See DA07 Level 4 Plan- The western wall of the Level 3 has been moved to the east, reducing the excavation and the size of the Pantry, Cellar and Study.

2. Cl. 7.8 – Limited development on foreshore area

- We have complied with the foreshore building line and we refer you to DA07 that shows the minor encroachment on the NE corner of the terrace 2 has been removed and the terrace is set back behind the foreshore building line.
- We also refer to DA05 Level 2 Plan and have removed the rain water tank and the AC plant. The swimming pool plant remains located below the pool as it is integral to the pool.

3. Building Envelope

- We have modified the building envelope on the south-east corner of level 5 and refer to DA08 Level 5 plan.
- The southern wall of the ensuite and dressing room has an increased setback from the southern boundary, to be in line with the garage wall and the eastern wall of the ensuite has been repositioned to provide an increased setback from the eastern boundary.
- There is no impact on overshadowing to the windows on the property to the south and we refer to the Iso Views-Sun path diagrams DA23 & DA24.

4. Landscape Area

- We have amended the landscape area and refer you to the DA17 Area Calculation Drawing.
- The landscape area proposed is 306m², including permissible impervious areas. In addition, we have provided a further 69m² of landscaping above or below a structure with a soil depth greater

C O R B E N A R C H I T E C T S

than 300mm. We note Council accepted this area as contributing to the landscape area in the Pre-DA review. Combined, this provides 372m² of landscape area and achieves the 60% minimum landscape area.

We trust the updated documentation with the above additional information will be to Council's satisfaction.

Please do not hesitate to contact the undersigned on 02 9904 1844 or by email mc@corben.com.au should you have any queries or require further information.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M Clark', with a stylized flourish at the end.

Mark Clark,
Director