

## STATEMENT OF AMENDMENTS

### DA FOR NEW RESIDENCE UTILISING EXISTING BUILDING FABRIC SUBMISSION OF AMENDED DOCUMENTATION DA2019/1463 95 GURNEY CRESCENT SEAFORTH

The following list of amendments have been made to the DA for 95 Gurney Crescent following negotiations undertaken with Council's Assessment Officer. These are forwarded for inclusion in the DA assessment and supersede previous drawings.

It is submitted that these amendments answer the key issues raised by Council and should allow for a favourable assessment of the application.

#### ROOF PLAN – DRAWING A100B

- Hipped roof over Office reduced in length by 1.5m in order to reduce bulk-and scale and height non-compliance.

#### LEVEL 5/GARAGE PLAN – DRAWING A101B

- Balcony removed (deleted)
- Office projection from current position reduced in length by 750mm in order to reduce bulk-and scale and height non-compliance. With removal of balcony combined with reduction in office projection, possible privacy impacts to Northern neighbour (No.97) is reduced by a total of 2.3m
- Garage length reduced by 450mm (incorporating push-back of office)
- Garbage bin enclosure relocated to within the current garage envelope proposal.
- North facing windows retain translucent privacy film as originally submitted.

#### LEVEL 4 PLAN – DRAWING A102B

- New Privacy louvre placed along North edge of existing balcony. Louvre has vertical blades angled in order to remove view angles to and from No.97 for the Master Bedroom and the Ensuite window
- Northern edge of the balcony is designated Non-trafficable and the glass balustrade will return to façade along Gridline C. This effectively reduces overlooking and privacy from balcony by over 2.2m from side boundary
- Extent of windows facing North reduced

#### LEVEL 3 PLAN – DRAWING A103B

- Northern edge of the balcony is designated Non-trafficable and the glass balustrade will return to façade along Gridline C. This effectively reduces overlooking and privacy from balcony by over 2.2m from side boundary.
- New Privacy louvre placed along North edge of existing balcony. Louvre has vertical blades angled in order to remove view angles to and from No.97 for the North facing windows in Living Room.

#### LEVEL 2 PLAN – DRAWING A104B

- No changes to this level. It is noted that at this level we require access to the stair on the North side. Plus at this level we are close to the retaining wall height and there is not the opportunity for overlooking that exists at the upper levels. However – if it is felt that overlooking and privacy is still an issue at this level, an additional privacy screen could be applied to window W-L2/03 for Bedroom 02. This could be conditioned within the consent documents if required.