

24 June 2024

The General Manager  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

## Schedule of Amendments

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DA 2024/0044

### Seniors Living Development @ 25-27 Kevin Avenue, Avalon

This letter outlines the amendments made to the current Development Application in response to council's letter dated 17 May 2024.

The amendments made in relation to the points in councils letter are detailed as follows:

**1. Bulk, Scale and Low-Density Character**

Amended plans have reduced the bulk and scale of the rear building facing the rear boundary, by introducing a 6m wide x 6m deep break/recess in the façade. The break provides an area for landscape screening and utilises a lower "green roof" to delineate the rear façade into a built form that resembles two separate buildings facing the rear boundary, of comparative bulk and scale to two dwellings over the two sites. The bulk and scale of these parts of the building is lesser than the presentation of the adjoining rear façade to the single dwelling at 23 Kevin Avenue.

The colours of the facades are darker in the recess area and lighter to the two distinctive built forms. This further increases the perception of low density dwellings addressing the neighbours.

**2. SEPP Housing 2021 – Building Envelope**

Additional information has been provided on plans to prove that the building is two storeys only, not 3 storeys.

The floor level of apartment 03 has been lowered 100mm to RL 27.100 which exists above a minimum ground level below the slab of RL 25.900. The Floor slab will be a minimum 300mm thick as a transfer slab and therefore the underside of the slab will be at RL 26.800. The distance from the existing ground to the underside of the slab is 900mm.

The information above, as shown on plans, substantiates that the building is limited to two storeys.

The SEPP Housing 2021, clause 84(2)(iii) requiring a third storey within a 45 degree envelope from the boundary – does not apply.

**3. SEPP Housing 2021 – Access to Facilities and Services**

A new proposed path of travel has been designed, to utilise the southern side of southern side of Kevin Avenue as it approached Barrenjoey road. This will require a new high level footpath adjacent to the existing low level footpath, to provide compliant access to the bus stops indicated on drawings. The lower footpath must remain to keep access along Barrenjoey road and across the Traffic Lights at Kevin Avenue.

This new path provides compliance with the SEPP clause 93 in terms of gradients and distances in bound, with a minor non-compliance to the bus stop for outbound journeys of 408m.

Drawings A18 and A19 demonstrate the compliant access, together with a survey of the entire length of the path of travel. The plans are accompanied by an Access Consultants letter of endorsement.

#### 4. SEPP Housing 2021 – Carparking

The basement carpark has been redesigned to provide 7 x double lockup garages and a group of 6 spaces. The design provides compliance with the current SEPP

#### 5. Side Setbacks

The setbacks proposed are for R3 zoned buildings. The SEPP Housing does not require these setbacks. Amendments include increasing the setback to terraces of apartments 03 and 05 to a 3m setback.

#### 6. Privacy

The terraces and decks to apartments 03 and 05 at ground, and 08 and 10 at first floor, have privacy screens and are now setback 3m to the boundary.

Separation distances between the front and rear building are shown and the majority exceed 12m. For areas where 12m is not achieved, a privacy fence exists (ie, apartment 04 and 05). We note that the terraces to the rear of apartments 01, 02, 06, 07 are all secondary and the primary outdoor spaces are to the front of these apartments. The break in built form, plus the levels of the windows being below the fence line, addresses the potential privacy to the rear boundary

#### 7. Apartment Design Guide

As demonstrated above, the development is two storeys only and as such, the Apartment Design Guide does not apply.

#### 8. Building Colours and Materials

The colour of the front right-hand building has been amended from white to grey.

#### 9. Bushland and Biodiversity

An amended Arboricultural Impact Report has been provided, now retaining trees 52 and 53. Tree 51 is to be removed. The site plan identifies accurately the BDAR mapping area and shows that tree 51 is not within the BDAR map. Further detail is provided in the arboricultural report showing that the canopy of tree 51 is skewed to the south and therefore further out of the BDAR mapped area. A letter from the project ecologist accompanies the amended plans to confirm that the development does not trigger entry into the BOS.

#### 10. Landscape

An amended landscape plan is provided to address the referral.

#### 11. Development Engineering

An amended OSD system is provided with amended SWMP drawings to address the referral comments.

#### 12. Waste

A new Bin Holding/Storage Room has been designed within 6.5m of the front boundary. The bin room within the development remains for ease of access, safety and security to residents, and the Bin Storage room is only used on collection days.

#### 13. Traffic Engineering

Amendments are made to the parking layout to comply and achieve the referral comments. An amended report is provided. Amended access to services is provided, refer item 3 above

#### 14. DSAP Recommendations

The DSAP recommendations have been considered and implemented into the amended plans as follows:

- 1) The dwelling at 22 Park Avenue is 47m from the rear boundary and is significantly elevated with a ground RL40 under the dwelling and directly behind no.25 Kevin, with a compared ground RL 28 at the rear of the site. 22 Park Avenue is therefore 12m above the subject site. The dwelling at 20 Park Avenue is 42m from the rear boundary at similar elevation to 22 Park, and not directly behind the subject site. There is dense canopy coverage for approximately 40 of the 47m rear setback to 22 Park, and it is considered unnecessary to provide a section diagram to demonstrate that there is no impact to the dwelling by the proposed development.
- 2) Roof forms are maintained to provide diversity and character to the design, that reflects the nature of individual dwellings in the streetscape. To make these roof forms similar would only add to the perception of an increased density, contrary to the Desired Future Character.



- 3) Amendments have been made since the DSAP meeting to open up the entry and create a greater sense of identity to the entry.
- 4) Stairs comply with the BCA and are designed to maximise the retention of existing trees. No significant changes are possible.
- 5) Terraces to apartments 03 and 05 have been reduced to delete encroachment into the 3m wide side boundary landscaped area.
- 6) The central flat roof has been amended to be a non-trafficable green roof, with PV panels to the other flat roofs.
- 7) Front fencing and landscape are integrated.
- 8) Refer item 3 above
- 9) Bin room is retained and a Bin Holding Bay added as required by council Waste Officers.
- 10) Repetitive, refer item 2 above.
- 11) Consideration of decarbonisation of energy to be undertaken at Construction Certificate stage
- 12) All basement garages will have power points capable of EV charging
- 13) A compliant BASIX certificate accompanies the application.
- 14) As above.

#### 15. Supporting Documentation

The following amendments have been made to documents as follows:

- a) Access Report. Updated report has been provided.
- b) Solar Access and Eye of the Sun Diagrams. Updated plans have been provided
- c) Traffic Report. Updated report has been provided
- d) Common Property / Private. Additional notes on plans identify common and private spaces.
- e) Hydrant Booster. Additional notes on the Basement Plan identify a suitable location for any potential future Hydrant Booster Assembly, IF REQUIRED, at the front boundary with no excavation and retention of trees.
- f) Landfill Plan. There is no fill, only excavation, as identified on drawing A20
- g) Section Plan. An additional section as requested, has been provided, section C on A09
- h) Photomontage. The 3D front perspective was provided. This is accurate and based on survey levels and depicts a true representation of the development after changes to the landscape which if using a photo as background, could not provide an accurate montage. Furthermore, 4 additional 3D views from the rear of the site are provided to depict the relationship to adjoining properties at the rear south boundary interface.

We submit that the changes made, and the additional information provided is now sufficient to allow council to finalise the assessment and support the application for a recommendation of consent.

Regards,

**GARTNERTROVATO ARCHITECTS**



Sean Gartner

