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SECTION 4.55(1a) APPLICATION LETTER

Application No. DA2021/2442 (Approved 08/04/2022)
Application Type: Section 4.55 (1a)
Address: 90 CABBAGE TREE ROAD, BAYVIEW
Date: 02/07/2024

Dear Development Advisory Service Team,

Responses to address the matters listed in request for additional information.

1. Clarification if works have commenced / been completed

No work has been begun on site.

2. Owners Consent – Individual Lots

Please see correct owners consent form attached.

3. Statement of modification – Revised

Please see revised statement of modification which correctly addresses the proposed modification

4. BASIX (Modification Application)

Please see revised BASIX report consisted with the proposed development

5. Updated Reports for Modification Application

Please see updated reports or supporting letters from the following specialist consultants;

- Bushfire Report
- Geotechnical Report
- Arborist Report
- Wastewater assessment
- Heritage impact assessment

6. Modification Plans – Inadequate

Please see submitted plans which clearly highlights 'clouding' the changes from the approved DA application DA2021/2442

To further help outline the changes and reduction in scope of the approved DA application DA2021/2442 at 90 Cabbage Tree Road, Bayview please refer to the below points;

- The approved 5.5m tall main structure has been removed from the design. The proposed structure is amended to a small cabana approximately 2.9 meters tall.
- The area of the approved main roof structure is approximately 59m². The proposed roof structure is approximately 5.5m².
- The overall size of the pool and terrace has been reduced and as a result, moved out of the canopy of existing trees. Tree 07 and 08 are able to be retained in the proposed amendments whilst the approved design outlined these trees to be removed. Trees 06,09 and 10 are still to be removed for safety reasons as outlined in the arboricultural report.
- As the location of the pool and terrace has been slightly altered (shifted approx. 5 meters west) the geotechnical report has been amended to reflect these changes.

casey Brown

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- The approved storm water system is to be used in the revised design. No sewer system is needed as the toilet has been removed from the design. A cartridge filter will be installed to the swimming pool INSTEAD of a sand filter to negate the need to backwash. Please see revised Stormwater Report / design

If you have any questions or require any further information, please feel free to contact the Casey Brown Architecture office.

Kind Regards,

Rob Brown



Casey Brown Architecture