



ABN 51 673 668 317

10<sup>th</sup> July 2017

The General Manager  
Northern Beaches Council  
Civic Centre, 725 Pittwater Road  
Dee Why, NSW 209

This is the annexure marked "B"  
referred to in the Affidavit of TOMAS CONELIUS BUSH

sworn before me at SYDNEY  
this 24<sup>th</sup> day of August 2017

Solicitor

**Schedule of Amendments & Impacts**

**Class 1 Application – 17/202349**  
**DA N0530/15**  
**Subdivision of 1 Lot into 3 at 7 Trentwood Park, Avalon - Lots 1 DP 202857**

To Whom It May Concern

The Class 1 application seeks approval of the above application relying on documents currently before the court being:

- Survey Plan – Draft Subdivision Plan, by Adam Clerke Surveyors dated 21/09/15
- Survey Plan – Detailed contours, trees and proposed dwelling locations Plan, by Adam Clerke Surveyors dated 21/09/15

A new set of plans has been prepared with additional information and amendments based on the reasons for refusal of the Notice of Determination (530/15). Detailed below are the changes and reasons for the changes relating to the plan number. The amendments set of drawings are plans by Gartner Trovato Architects, as follows

A01 (C) – A09 (C) dated June 2017

The specific changes are detailed and itemised in the table below,:

No	Drawing	Change	Reasons
1	A01-(C)	a) Revise the location of proposed dwellings on Lot 1 & 3 b) Revise the location of the driveway accessing dwellings to Lots 1 & 3 c) Provide additional information on the driveways demonstrating gradients d) Identify trees to be removed e) Provide Landscape Ratio calculations	Retain a maximum number of mature trees Provide separate access to Lot 1 deleting passing bay and allowing increased tree retention as part of the subdivision. Demonstrate complying gradients and ability to retain trees Provide certainty on proposed tree removal to satisfy reason for refusal 1, 2, 4 Demonstrate compliance with DCP for proposed new lots



		f) Provide indication of garbage and letterbox locations for servicing of Lots	Satisfy reason for refusal 5
		g) Provide location for Fire fighting equipment, Hydrant Booster, Hose Reel and Hydrants	Satisfy reason for refusal 3, 5
2	A02-(C)	New drawing – Lot 1 Dwelling  Floor plan layouts of a dwelling on Lot 1, indicating levels, setbacks, tree retention and removal.	Satisfy reason for refusal 6, demonstrating that a reasonable sized dwelling can be designed and located to satisfy both the aims and objectives, and controls of the DCP for an environmentally sensitive site
3	A03-(C)	New drawing – Lot 3 Dwelling  Floor plan layouts of a dwelling on Lot 1, indicating levels, setbacks, tree retention and removal.	Satisfy reason for refusal 6, demonstrating that a reasonable sized dwelling can be designed and located to satisfy both the aims and objectives, and controls of the DCP for an environmentally sensitive site
4	A04-(C)	New drawing – Lot 1 & 3 Sections  Sections through proposed dwellings to Lots 1 & 3 with levels, heights, excavation.	Satisfy reason for refusal 6, demonstrating that a reasonable sized dwelling can be designed and located to satisfy both the aims and objectives, and controls of the DCP for an environmentally sensitive site
5	A05-(C)	New drawing – Driveway Cross Section to Lot 2 & 3 Sections  Driveway section indicating levels, gradients, excavation	Demonstrate that a complying driveway can be sensitively located to access Lot 3 from the top of Lot 2 with minimal tree removal and excavation.
6	A06-(C)	New drawing – Driveway Cross Section from the street to Lot 2  Driveway section indicating levels, gradients, excavation	Demonstrate that a complying driveway can be sensitively located to access Lot 2 from the street with no tree removal and excavation.
7	A07-(C)	New drawing – Lot 1 Dwelling  Elevations of a dwelling on Lot 1, indicating building heights, envelopes and profile.	Satisfy reason for refusal 6, demonstrating that a reasonable sized dwelling can be designed and located to satisfy both the aims and objectives, and controls of the DCP for an environmentally sensitive site
8	A08-(C)	New drawing – Lot 3 Dwelling  Elevations of a dwelling on Lot 3, indicating building heights, envelopes and profile.	Satisfy reason for refusal 6, demonstrating that a reasonable sized dwelling can be designed and located to satisfy both the aims and objectives, and controls of the DCP for an environmentally sensitive site
9	A09-(C)	New drawing – Excavation Plan  Plan of the subdivision indicating areas of required excavation to sustain the proposed development. Areas of	Satisfy reason for refusal 6, demonstrating that a reasonable sized dwelling can be designed and located to satisfy both the aims and objectives, and controls of the DCP for an environmentally sensitive site



		excavation provided with percentage on lot size, and total volume of excavation for the 3-lot subdivision	
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In addition to the new plans, consultant reports have been provided to accompany and support the new plans. These reports are:

- Aboricultural Impact Assessment by Tree Wise Men Australia Pty Ltd
- Bushfire Risk Assessment by Australian Bushfire Protection Planners Pty Ltd

Please do not hesitate to contact me should there be any further queries or issues regarding the new plans for the proposed 3 Lot subdivision

Regards,  
**GARTNERTROVATO ARCHITECTS**



Sean Gartner

