



Re: Lot 2, DP 1009503, 16 GERTRUDE AVE NEWPORT
DEVELOPMENT APPLICATION FOR PROPOSED ALTERATIONS AND ADDITIONS

Dear Council,

This letter accompanies documentation included in a Development Application for proposed alterations and additions to an existing dwelling located at 16 Gertrude Ave Newport, NSW.

The proposed improvement works include the following;

- Modifications to the first-floor doors and roof area to provide access to a trafficable balcony area including new compliant balustrade;
- Extension at a new Lower Ground Floor level to allow for a cinema, office and toilet provisions which connect internally via an existing stair;
- The addition of an attached secondary dwelling on the new Lower Ground Floor;
- A new pool and spa including associated decking and landscaping which feeds from the Ground Floor level of the existing dwelling;
- External stair access to the garden from the new pool and Decking areas for the existing dwelling;
- Relocated vehicular gate and new pedestrian gate/intercom and associated landscaping.

The existing dwelling on the site was approved under Complying Development Application CDC20220196 and is still under construction – due for completion in late 2023. Consultation with Council during 2022 confirmed that lodging a DA for the proposed alterations and additions works could be lodged while the new dwelling was still under construction.

We note that the application has been lodged twice via the NSW Planning Portal and returned twice by Council. Reasons for the return have been outlined in Council letters dated 7th March 2023 and 31 March 2023. As such there has been detailed and progressive consultation with Council Duty Planners since the return of the applications and subsequently all of Council's queries have been addressed in this application. More specifically the most recent letter dated 31 March requested the following:

Boundary identification survey

We have included two survey documents as part of the application as follows:

1. **A detailed site survey** outlining the previous dwelling on the site, contour levels, detailed Survey and tree information. This survey is dated 9th August 2021 and did not include any boundary identification works. Since this survey was done, the previous dwelling has been demolished and construction has commenced on the new dwelling on the site. The Surveyor has indicated they cannot include the boundary identification information on this document without updating the entire site survey and this is not possible while the site is under construction.
2. **Boundary identification survey** – An updated survey has been carried out on the site to locate the slab for the new dwelling. This document locates the boundaries of the site and the relationship of the new concrete slab to the boundaries as shown on the survey document. The survey is dated 23 Nov 2022.

Recent consultation with Council's Duty Planners has confirmed that the two documents provided adequate information for Council's planners to assess the application.

Arboricultural Impact Assessment Report

There are no trees located near the proposed works – Council has since advised that they were referring to an old maps software which showed neighbors trees which have since been removed. Therefore, an Arboricultural Impact Assessment report is not required.

Shadow Diagrams

The proposed new works are single level in nature and are an extension of the existing dwelling which faces due North. As such there will not be any overshadowing impacts to the subject site dwelling or the neighbouring properties to the east and west. Therefore, shadow diagrams should not be required to assess this.

We appreciate the opportunity to discuss with Council these matters and seek the assistance of Council to resolve them. Should Council have any further queries we would welcome further engagement.

Please don't hesitate to contact me on M 0439 490 024 if you have any questions or require further information.

Thanks + kind regards

A handwritten signature in dark ink, appearing to read 'Suzanne Debelak', with a stylized, flowing script.

Suzanne Debelak (Owner and Building Designer)

Principal

Project 39