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RE: 31 Marine Parade, Avalon Beach – SECTION 4.55(1a)

Proposed Section 4.55(1a) minor modification to the previously approved Development Application DA2021/0981 and S4.55 modifications MOD2023/0522 and MOD2024/0527 for a Proposed New Residential Dwelling and Associated Landscaping.

It is noted that none of the proposed modifications outlined below have commenced in part or full, on site.

LIST OF MODIFICATIONS

General

- Proposed Modification – (Amendment) to the Western Side Setback. Side Setback was previously shown incorrectly by ~50mm to the West, making the approved setback ~950mm from the Western Boundary. Revised setback dimension added to the plans.

In summary, the proposed modification to the Residential Dwelling results in the same development to the existing approved Development Applications DA2021/0981, S4.55 MOD2023/0522 and S4.55 MOD2024/0527. The proposed dwelling footprint, mass, bulk and scale remain unchanged with only a dimensional correction being made to an error in relation to the Setback.

The error to the Western Setback line was discovered upon receiving the Registered Surveyors Report during construction and noting that the built structural walls and slabs are 1010mm from the Western Side Boundary (Figure 2 in Appendix). The concern was raised once the realisation that battens, sarking and cladding needs to be added to the structural walls and thus this will make the building façade encroach on the 1000mm Side Setback.

Reviews and checks were undertaken numerous times during the construction process. Upon review with the Registered Surveyor, Builder and Architects, it has been discovered that there are two boundaries in parallel, 50mm apart from one another in the original Survey (Figure 1 in Appendix). During early documentation phase for the design at 31 Marine Parade, Avalon Beach, the assumption is that the incorrect boundary was offset to establish the setback line. Then with the building site establishment and grids being set out from the North-Eastern boundary corner, the shortfall has been discovered.

Working with the builder and cladding manufacturers, the required cladding make up is 60mm, being 35mm batten and 25mm timber weatherboard, which will ultimately bring the façade line to the 950mm off the Western Boundary, the common Boundary with 29 Marine Parade, Avalon Beach. The design team and

builder are working on solutions to minimise this wall makeup, ie, decreasing the batten sizes and cladding thickness; however, the starting point and worst case of the cladding makeup is the 60mm.

It is noted that the design and building footprint has remained unchanged and as originally approved, with the only amendment in this proposed modification referencing the correction of the side setback dimension.

The proposed modifications to approved DA2021/0891, MOD2023/0522 and MOD2024/0527 at 31 Marine Parade, Avalon Beach, have very minor environmental impacts and will result in the same development at the conclusion of construction, and for this reason we request that this Section 4.55(1a) Modification is considered for Approval.

Regards,

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Director

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APPENDIX

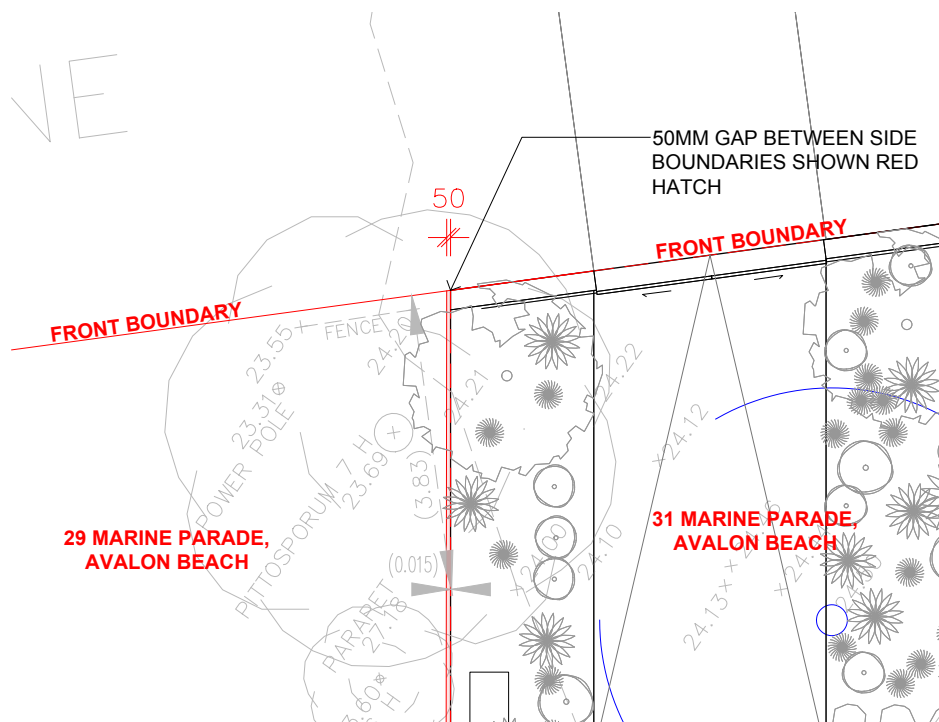


Figure 1 Survey overlay noting the 50mm ‘gap’ in the Common Boundary with 29 Marine Parade, Avalon Beach.

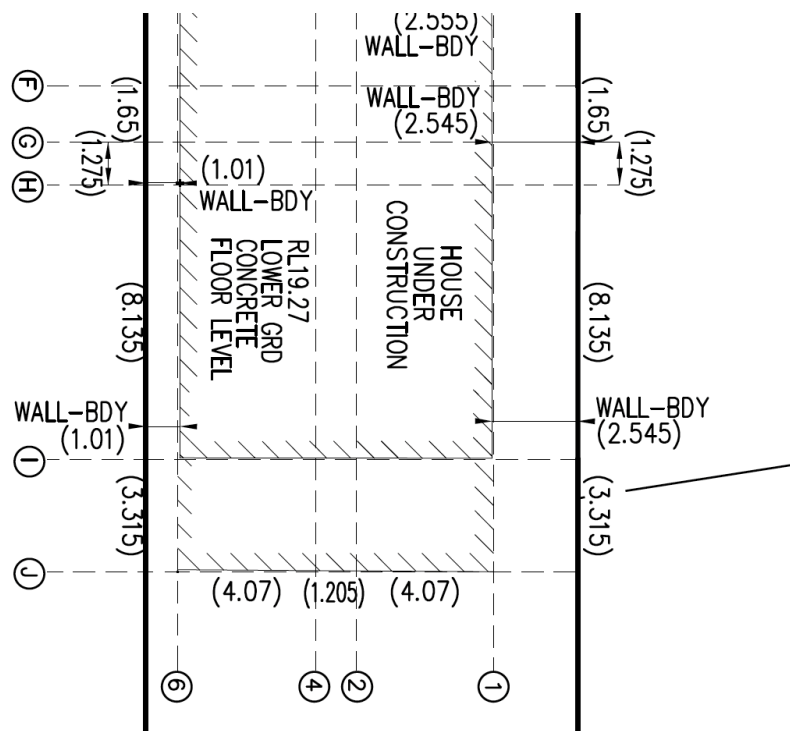


Figure 2 Grab of Survey Report (06.11.2024) noting the 1010mm measurement between the True Side Boundary to the constructed Structural wall & slab on site.