



6th March 2023

Revision 1

TRILOGY HOUSE DA MODIFICATION 4.55 1A

REQUEST FOR FURTHER INFORMATION

It is proposed to modify DA consent DA 2018/1382 with consent issued on 5/12/2018 and modification Mod2019/0474.

Alterations and additions were approved to the existing garage and residence at:
104 Prince Alfred Parade
Newport NSW.

All proposed modifications are minimal and are also in response to conditions of consent 21 Certification Elevated Parking Facility Work.

REFER

attached drawings:

PSA

- CN TH 01 Notification Site Plan
- CN TH 02 Notification N, S, E, W Elevations
- CN TH 103 Level 3 Plan Rev 8
- CN TH 200 North and South Elevations Rev 8
- CN TH 201 West Elevation Rev 12
- CN TH 202 East Elevation Rev 9
- CN TH 300 Long Section G Rev 8

Stellen Consulting

- CV-001 Driveway Plan
- CV-001 Driveway Longitudinal Sections

Attached documents:

- Northern Beaches Council Modification Application
- Basix dated 28 May 2020, updated to include the skylight.
- Crozier Geotechnical Consulting report- 7 March 2023.



AMENDMENTS

1. CARPORT FACADE

The extents of the carport north facade is unchanged from previous approvals. The detail of materials has been updated as follows:

- **DA 2018/1382 and Modification 1 Mod2019/0474 approved**
The development application proposed an upgrade of the existing carport. The existing slab and block walls are to be retained with the addition of a new roof/timber fascia and post structure with additional blockwork. The modification amended the DA northern façade including a reduced canvas screen and addition of a concrete barrier to meet condition of consent 8.
- **Modification 2 Mod2023/0091**
The current amendment to the northern façade includes the deletion of the canvas screens and concrete barriers and replaced with a more open spaced timber mullion system. The northern end of the carport is proposed to be glazed offering protection from the weather to the interior. The amendment results in greater transparency through the building when viewed both from the water and the street.
- **Impacts**
There is minimal impact from the amendment with fascia/roof height and primary extents unchanged from previous approvals. Side and street setbacks are unchanged. There is no discernible change regarding the building envelope, view sharing, solar access, hydraulic works or acoustic privacy. The carport building façade will have an attractive appearance with changes enabling views through the building from the street. The underside of the carport ceiling is dark brown formply which visually places the interior in deep shade (refer image below). The carport when viewed from Pittwater will be recessive. The proposal will be consistent with the high-quality design and construction of the completed works of the house as shown below. Due to the steep slope of the site, the carport is screened by the house when viewed from Salt Pan Cove. Refer image 1.



Image 1- Trilogy House located in the centre. View from the jetty at Salt Pan Cove January 2023.

CARPORT CRASH BARRIER

- **Modification 1 Mod2019/0474 approved**
The modification provided the addition of a concrete crash barrier to satisfy Condition 8 of the consent. Concrete barriers were also proposed behind screens to the west side of the carport.
- **Modification 2 Mod2023/0091**
The current amendment includes the deletion of all concrete barriers and the addition of a compliant steel crash barrier bolted to the slab. The existing slab is retained but considered inadequate to resist loadings to meet AS2890.1. Engineering finalisation has resulted in an additional concrete edge beam with topping at floor level to ensure compliance.
- **Impacts**
There are minimal impacts to this variation. Refer impact statement above.



2. SKYLIGHT

- **DA 2018/1382 approved**
No skylight included.
- **Modification 1 Mod2019/0474 approved**
Skylight added and approved.
- **Modification 2 Mod2023/0091**
The current amendment includes the updated Basix certificate and has been provided to satisfy Condition 3 of Consent.
- **Impacts**
There are no impacts to the neighbouring amenity.

3. Driveway

- **DA 2018/1382**
A new driveway was approved.
Modification 1 Mod2019/0474
Driveway structure updated.
- **Modification 2 Amendment**
The current amendment to the DA/Mod1 consent includes an updated driveway profile compliant to AS/NZS AS2890.1. The driveway extents in plan and hydraulic engineering are unchanged. Level 2 structure to the underside of the driveway are also unchanged from the approved Modification 1- refer image 2 below. The revised profile is lower with the topping to the existing carport not required. Refer traffic engineering drawings by Stellen Consulting Engineers. The revision has been reviewed and approved by Crozier Geotechnical Consultants. Refer letter attached dated 7 March 2023.
- **Impacts**
There are no impacts to the neighbouring amenity as the proposal is predominantly unchanged with a reduced height from previous approvals.

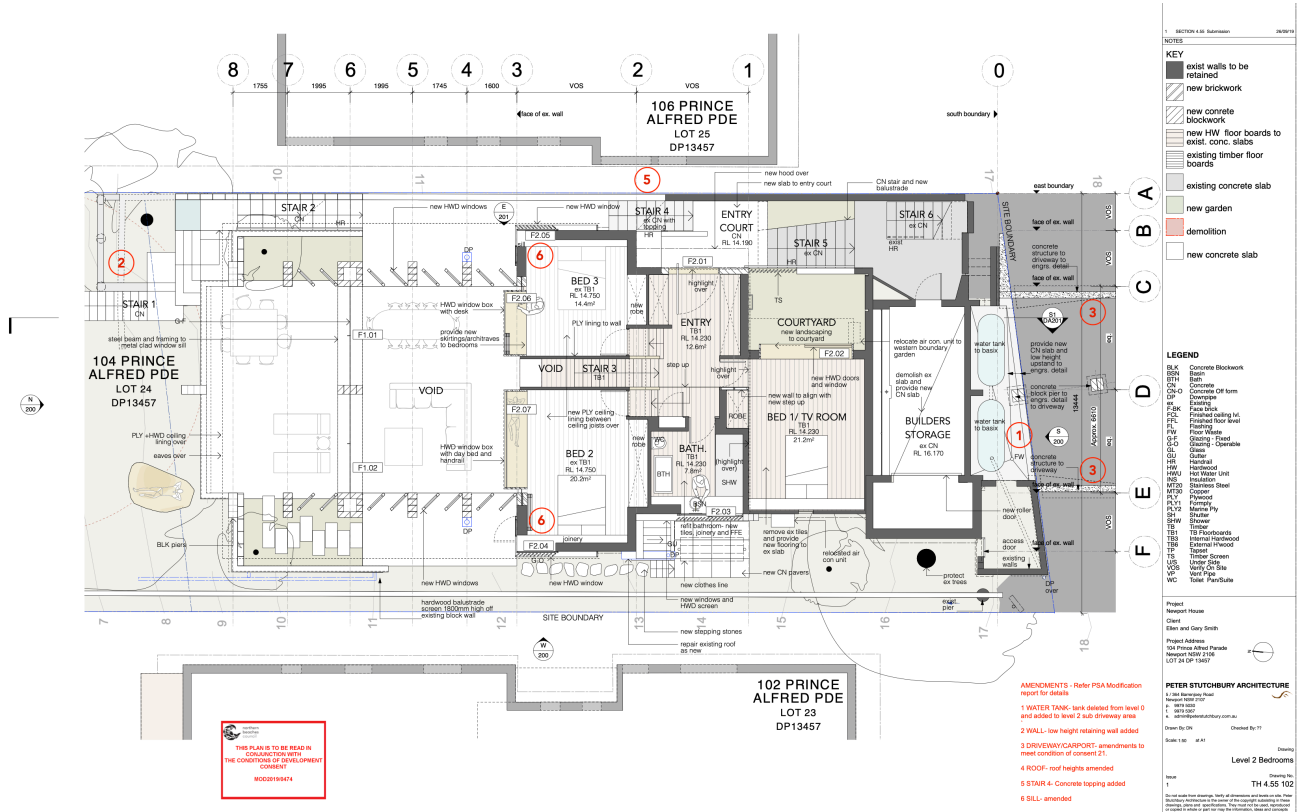


Image 2- Section 4.55 Stamped plan TH 4.55 102- Level 2 Plan

Should you require any further information please do not hesitate to contact me.

Yours Sincerely

Belinda Koopman

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