

30 April, 2015

Donna Graham
Manager Development & Environment
Douglas Shire Council

Dear Donna,

Thank you for looking at our application so promptly - we truly appreciate it.

We have spent the last three weeks gathering the additional information that you have requested in your letter dated 9 April 2015.

Please find below our response to your requests for information:

- 1. Please provide a cut and fill plan of the proposed works for the "proposed residence". This plan should include detail of the extent of excavation necessary for construction.*

Please see Revised Site Plan (Attachment 1) and Cut and Fill Plan (Attachment 2) to satisfy the needs of Item 1.

You will notice we have slightly altered the location of the proposed residence. This was decided to be the best course of action due to several consultations with our neighbour adjoining our southern boundary, who approached us once he had accessed our Planning Application online.

The major concern was that the site for the proposed residence on our submitted plan would place the house in direct line of sight of our neighbour's residence, and after lengthy discussions it was agreed by both parties that a change was necessary. To rectify this problem we have shifted the proposed residence further to the north west of the block. This will best take advantage of the already established vegetation to provide natural screening that will eliminate any visual privacy concerns.

This new location will also increase the overall scenic amenity of our site as the proposed residence will be located further away from Finlay Crescent and no longer in the open, and thus enhance the natural character of the area. It will also allow us to better take advantage of the sea views and breezes that will add to the environmental efficiency of the residence.

Given this site plan adjustment, we have decided to slightly alter the floor plan of the house itself - that is, to flip the house design so the master bedroom is now on the southern side of the house nestled among the vegetation and not in direct line of sight from our western neighbour's driveway (Attachment 3). This was felt to be a pertinent move to ensure the privacy of all parties involved.

- 2. Please provide on the site plan the location of the termite infested trees that are to be removed together with the location of any other*

vegetation that will be removed as necessary for the proposed development.

Please refer to Revised Site Plan (Attachment 1) for locations of the termite-infested trees. Other vegetation to be removed will be that directly under the proposed residence site (Attachment 1). The Bushfire Attack Category will be assessed by the building certifier at the time of the building application. The clearing of vegetation will be the minimum to satisfy AS 3959.

- 3. Please provide on the site plan the width of the "landscaping" strip proposed between the driveway and the adjacent southern boundary.*

Please refer to Revised Site Plan (Attachment 1) to see the width of the landscaping strip between the driveway and the adjacent southern boundary. Please note that this landscape strip will be a minimum of 3m, with the distance between the driveway and the border being 4m.

- 4. Please nominate the distance between the southern boundary and the proposed vehicle access point to the road.*

Please refer to Revised Site Plan (Attachment 1) to see that the distance between the southern boundary and the proposed vehicle access point on the road is 4m.

- 5. The submitted waste water report references superseded AS1547:2000. Please provide an updated report, including calculations and references, that utilises AS1547:2012. The "future studio" is not mentioned in the report. Please advise the intended use of the "future studio". Please note that where the "future studio" will provide accommodation and/or additional plumbing fixtures it is recommended these considerations be included in the amended waste water report.*

Please refer to an updated wastewater report that takes into account plumbing needs of the "future studio" (Attachment 4). The intended use of the "future studio" is to be a place of work and retreat, with water and wastewater access for basic bathroom and kitchen facilities.

Many thanks,

Dean Miller and Nikki Rumney