

11 April 2025

General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Re: DA2025/0055 - 4 Taminga Street Bayview. Response to Council

Dear Phil,

On behalf of the owners Wes & Ana Paula Jones see below summary of the amendments made to the drawings and responses to address the items raised in Council's letter dated 3 April 25.

Development Engineers
Site Access and Parking

The Garage level has been lowered to FL 56,820. This allows for the ramp from the existing driveway to the new parking space to be less than a 1:8 gradient / 12.5% slope. Amended levels have been shown on the Level 1 Plan DA05 and New Driveway Gradients DA21 shows long sections at either side of the proposed parking area showing the ramp gradients.

Planning
Clause C1.5 Visual Privacy

The proposed window to the Western Elevation W2.02 is to the Void area above the Entry. An additional section DD on DA11 has been prepared to show the internal levels in relation to W2.02. The floor level is 4.4m below the window sill level, the stair landing is 2.25m below the window sill level of W2.02. There is no overlooking possible to the Western Neighbours private open space and swimming pool from W2.02.

The proposed window to the Western Elevation W3.03 is to the Landing area and only used for circulation to access the lift. A 600mm vertical projection is proposed to the side of this window to prevent overlooking towards the private open space and swimming pool of the adjoining property.

Clause D4.6 Side & rear building line

The setback of the proposed garage to the side boundary has been increased to 1m in accordance with the control. The revised setback has been shown on the Site Plan, Level 1 Plan & Level 2 Plan. The depth of the garage has been increased by 1.2m.

The Site Survey has been updated to confirm the locations of Tree 11 & Tree 12 nominated in the arborist report to be retained and protected. The Arborist is amending their report to reflect the change to the garage location and we expect to have this week starting 21st April.

The following DA drawings have been amended and the changes have been clouded and listed on the drawings.

DA04 – Site & Roof Plan. Issue D

DA05 – Level 1 Plan. Issue D

DA06 – Level 2 Plan. Issue D

DA07 – Level 3 Plan. Issue D

DA09 – Section BB. Issue D

DA11 – Section DD. Issue D

DA15 – West Elevation. Issue D

DA21 – New Driveway Gradients. Issue D

The proposed amendments address the issues and concerns raised by the Council, it is believed that the Council should support the application.

Please do not hesitate to call if there are any questions in relation to the above.

Kind regards,

A handwritten signature in black ink, reading 'Mark Korgul'. The signature is fluid and cursive, with the first name 'Mark' and last name 'Korgul' clearly distinguishable.

Mark Korgul
Director
Watershed Design