

Ref: DA2025/0707
12 August 2025

Northern Beaches Council
PO Box 82
MANLY NSW 1655

RE: REQUEST FOR ADDITIONAL INFORMATION DA2025/0707
SITE: No.25 Marlborough Ave Freshwater (LOT 132 DP 1015612)

Attention: Lachlan Rose

Dear Lachlan Rose,

I refer to the Request for Additional Information (the RFI request) provided by Northern Beaches Council on 30 July 2025 in relation to Application No. DA2025/0707. The subject DA seeks consent for alteration and additions to a dwelling house at No.25 Marlborough Ave Freshwater.

Please refer to the following letter which provides the applicant's response/clarifications to each matters raised in the RFI request. Supporting evidence and amended plans are also provided at the following appendices:

RFI Appendix 1	Revised Architectural Plans
RFI Appendix 2	Additional Section B – B Plan
RFI Appendix 3	3D perspective plans

If you have any queries or concerns in relation to the below and/or attached or if you require any further clarification, please do not hesitate to contact the undersigned.

Yours sincerely



Y2 Design Vista Pty Ltd

Planning Matters

1. Architectural plans

The plans do not reflect the proposed works clearly on the section plans and require greater clarification. The area of the proposed lift and proposed maximum building works should be clearly labelled on multiple section plans.

The maximum building height under this proposal is currently measured at 9.6m and presents a variation of 12.9% (1.1m). As such, a Clause 4.6 variation request report is required to demonstrate why it is unreasonable and necessary for the proposed works to comply with Clause 4.3 Height of Buildings and that there are sufficient environmental planning grounds. The application will also be subject to the Development Determination Panel due to a variation greater than 10% to the development standard.

Comment:

1. Additional Section Plan

An additional section plan has been prepared to clearly indicate the location and height of the proposed lift.

2. Summary of Proposed Building Heights

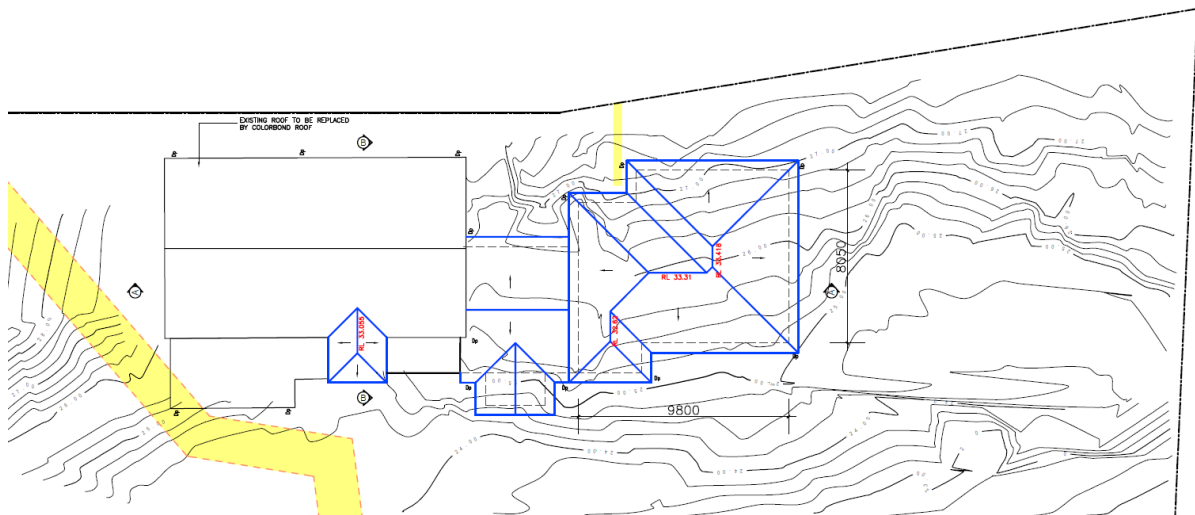
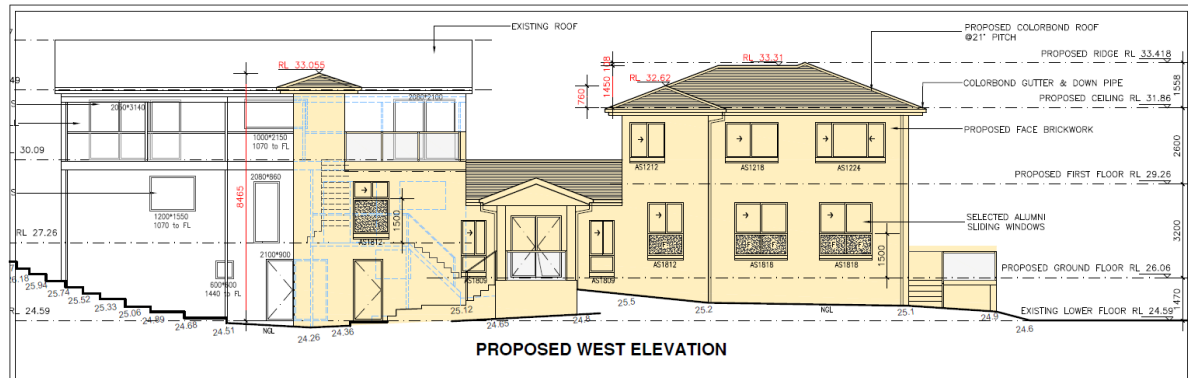
Building Element	Ridge Level (RL)	Ground Level (RL)	Height Above Ground Level (m)
Top ridge of proposed two-storey building	33.418	25.900	7.518
Lower ridge of proposed two-storey building	33.310	25.900	7.410
Lowest ridge of proposed two-storey building	32.620	25.500	7.120
Ridge connecting existing roof to new lift area	33.055	24.590	8.465

3. Height Variation Justification

The height (9.6m) from the existing roof ridge to the existing ground level marginally exceeds Council's prescribed height limit. This exceedance does not result from the proposed works but is an established characteristic of the existing dwelling, which has been constructed on a steeply sloping site. The proposed alterations and additions do not further increase the height beyond the existing condition and have been designed to minimise bulk

and scale impacts on adjoining properties. The variation is therefore considered reasonable in the context of the site's topography and existing built form.

These measurements are provided to assist in the assessment of the proposed building height and its compliance with the relevant planning controls.



2. Development Engineering Officer concern

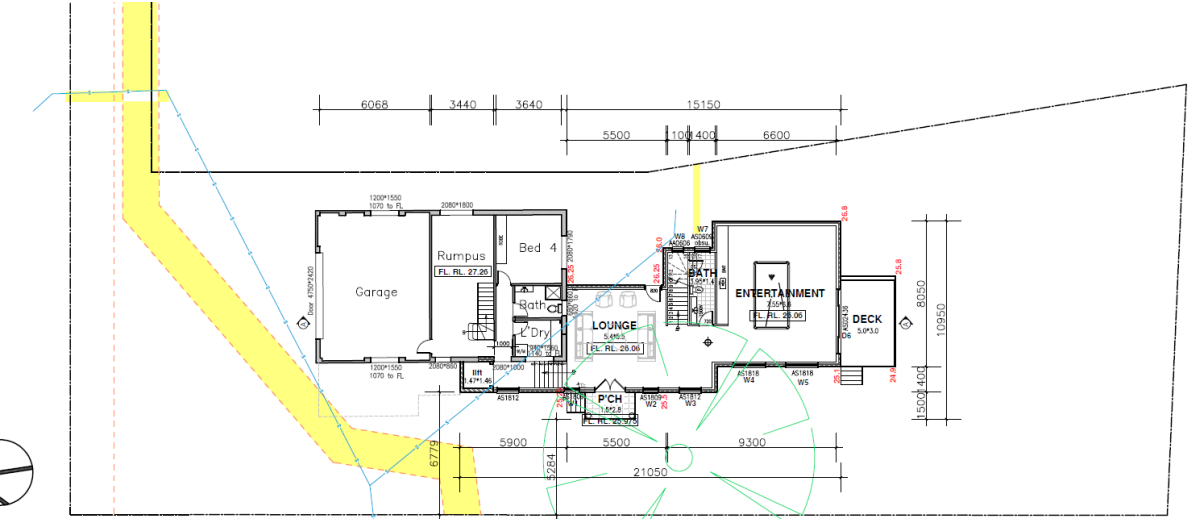
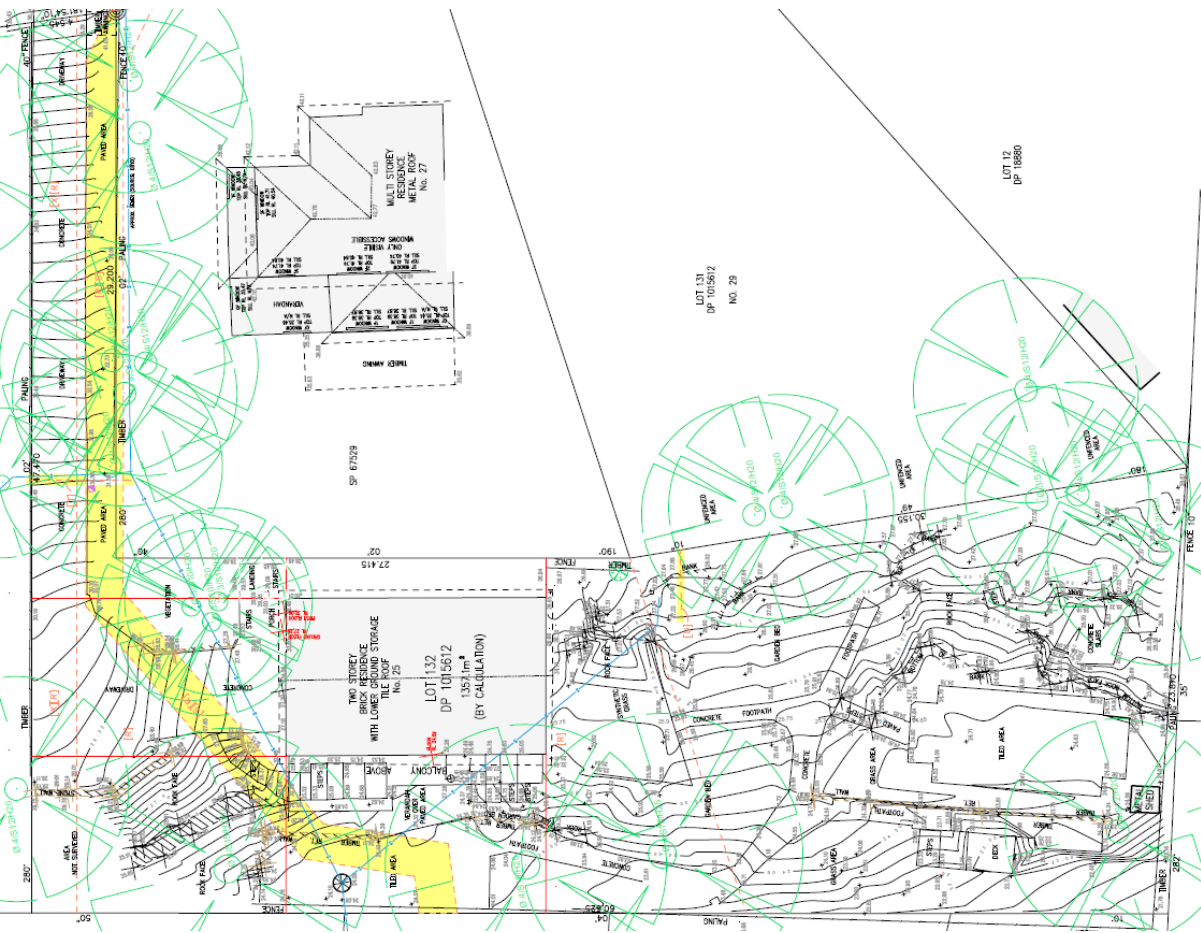
All structures must be positioned clear of any Council pipeline or easement, in particular the proposed lift and stairs in the lower ground floor. Details position of the Council's pipeline are to be plotted in the survey plan and DA plans.

Comment:

Following confirmation with the surveyor, we advise that the proposed extension — including the lift and stairs — is clear of any Council pipeline or easement. The blue “s-s-s-s” line shown on the plans represents the **Sydney Water sewer pipeline**, not a Council asset. The minimum

setback from the proposed lift to the easement is at least **3m**. The **easement is identified in the yellow highlighted area** on the plans for clarity.

We kindly request Council to confirm whether this easement aligns with its records and addresses the concerns raised in the RFI.



3. Landscape Officer Concern

The Survey Plan identifies significant trees in close proximity to the works. Northern Beaches Council's Development Application Lodgement Requirements outlines that any works within 5 metres of existing trees requires the submission of an Arboricultural Impact Assessment. An Arboricultural Impact Assessment, prepared by an Arborist with minimum AQF Level 5 in arboriculture, is required to determine the existing trees species, significance, and what impact the proposed works will have to existing trees and the appropriate tree protection measures.

Landscape referral can continue their assessment upon receipt of an Arboricultural Impact Assessment.

Comment:

An AQF Level 5 Arborist has been engaged to prepare the Arboricultural Impact Assessment report. However, due to recent wet weather affecting site access and investigations, we are still awaiting the final report, which is expected by the end of this week. Once received, the findings will be incorporated into the amended plans and documentation to provide a complete and informed response to Council's concerns.

Although the proposed porch is located closer to the two western trees, the finished floor level is approximately 2 metres higher than the tree root level. Given that the subject site comprises predominantly rock, and considering the proposed elevation, it is anticipated that the works will not have a significant impact on the health or stability of these trees. The arborist has also recommended the removal of these trees, as they are in poor health.

4. Privacy Concerns

Concerns are raised with the large western facing windows to the ground floor living areas and require privacy mitigation measures. The proposed western elevation includes multiple large windows which should be reduced to manage possible overlooking impacts to the western property at a small setback.

Comment:

Following discussions with the owners, it has been agreed that the proposed ground-floor living area windows with sill heights below 1.5 metres will be fitted with fixed obscure glazing to prevent overlooking into neighbouring properties.

The amended plans will be accompanied to address the issues raised by Council. In relation to the matters outlined above, we respectfully request confirmation from Council to ensure there are no misunderstandings or incorrect interpretations, enabling us to provide complete and accurate documentation.