



14 October 2019

The General Manager  
Northern Beaches Council  
PO Box 82 Manly, NSW 1655 Australia  
[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Megan Surtees, Student Planner  
[megan.surtees@northernbeaches.nsw.gov.au](mailto:megan.surtees@northernbeaches.nsw.gov.au)

Dear Ms Surtees,

**RE: Amended Development Application (DA)**  
**DA2019/0880**  
**63 Alexander Street MANLY.**

## **1. INTRODUCTION**

Please find attached an amended DA lodged pursuant of Clause 55 of the Environmental Planning and Assessment Regulation 2000 (the Regulations).

The amended application is in response to Council's correspondence of 17 September 2019 seeking amendments and additional information in respect to the above DA to address the site's flood risk

## **2. DESCRIPTION OF THE DEVELOPMENT**

The amended DA provides for the minor internal floor plan changes to address flood risk on the site and to provide a flood retreat for the proposed secondary dwelling.

The original and amended DA is for alterations and additions to the existing building and its conversion to a dwelling house and secondary dwelling.

The amendments have not changed the description of the DA as lodged and are particularised below.

### **2.1 Particulars of the amended DA**

The amendments made to the original DA and additional information provided are described below:

1. The ground floor foyer is modified to a common foyer;
2. A door is provided off the common foyer to the secondary dwelling;
3. The existing bathroom to the secondary dwelling is modified to allow for the path-of-travel to the common foyer; and
4. A common first floor landing is provided to the first floor level and new dividing walls/doors to the main dwelling.

The following documents comprise the amended DA:

### **Dickson Rothschild**

D.R. Design (NSW) Pty Limited  
65-69 Kent Street  
Millers Point, NSW 2000 Australia

ABN 35 134 237 540

[www.dicksonrothschild.com.au](http://www.dicksonrothschild.com.au)

+61 2 8540 8720

*Nominated Architects: Robert Nigel Dickson (5364)*

*Fergus William Cumming (7233)*

1. A complete set of architectural plans Nos Architectural plans Nos DA-0-001, DA-0-131, DA-0-132, DA-0-133, DA-0-141, DA-0-142, DA-0-143, DA-0-144, **DA-0-181**, DA-0-182, **DA-0-211**, **DA-0-212**, DA-0-213, DA-0-301, DA-0-302, DA-0-0303 and DA-0-304 prepared by Dickson Rothschild Architects (new plans **italics bold**);
2. A Flood Report prepared by Anthony Lahoud, BE Civil Dip Eng Prac MIE from Wilson Consulting; and
3. This Amended DA Report.

### 3. ASSESSMENT OF AMENDED APPLICATION

The amended plans provided do not alter the core conclusions of the Statement of Environmental Effects (SEE) submitted, in particular the proposed use, site floor space and general configuration of the development is unchanged.

The proposed flood retreat involves a common first floor landing area as shown in the submitted plans at RL 5.85 which is above the Probably Maximum Flood (PMF) level of RL 5.65m AHD

For flood planning reasons, that area needed to accommodate 6 people.

The first floor flood retreat in part splits the bedroom and living areas of the main dwelling in half with 2 doors; however, on review this option has favoured over the alternative – see diagrams below.

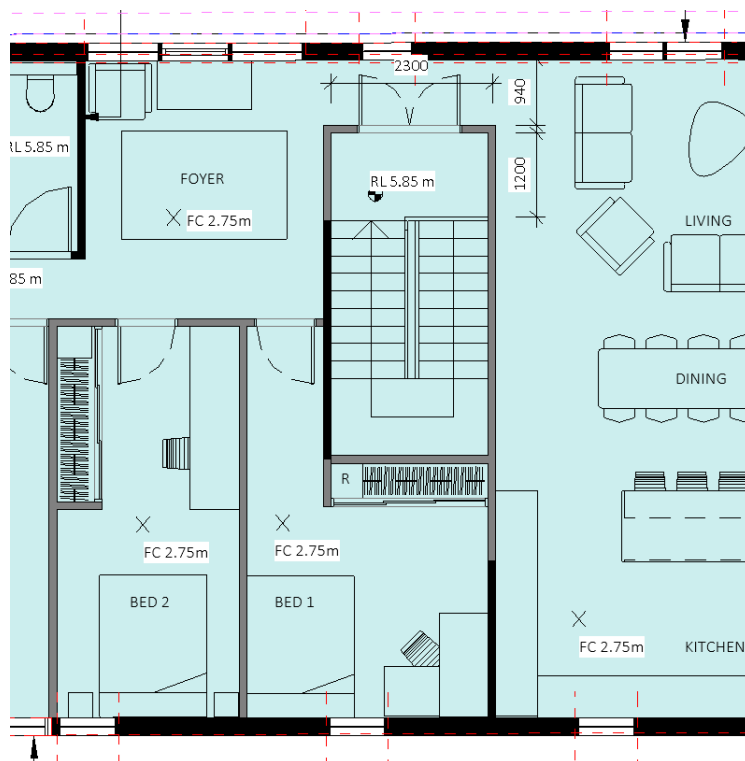


Figure 1 – Corridor Floor Retreat, Dickson Rothschild Architects

A smaller windowless first floor retreat lacked amenity in terms of light and importantly an escape route (through a window) if the flood was higher than the PMF level. A larger common first floor foyer also allows for a potential flood retreat for more than 6 persons.

The concept of a main and secondary dwelling often means the 2 household are interconnected (eg the granny flat concept). Depending on the relationship between the occupants of each dwelling, the doors between the bedroom and living areas of the first floor dwelling need not be locked. This design is the safest and provides a sensible approach to flood planning for both dwellings.

This amendment is supported by the flood engineer and resolves the concern raised by Council in its correspondence of 17 September 2019.

#### **4. Conclusion**

The amended DA has provided for a flood retreat for the proposed secondary dwelling and a supporting Flood Report.

The type of flood risk identified by Council is catastrophic and not identified in current LEP flood maps. While we accept this risk and have planned for it, it also should not now stop the use of an existing building in an identified urban area seeking a viable and appropriate use.

We note the locality is full of single storey houses that now are in risk of flood. This secondary dwelling will be compliant with current flood planning management practices and safer than adjoining single storey dwellings.

The amended DA has abundant technical and planning merit and warrants approval.

If you require any assistance, have any questions or wish to discuss the matter further, please do not hesitate to contact me on 8540 8720.

Yours faithfully

Dickson Rothschild

A handwritten signature in black ink that reads "Philip Bull". The signature is written in a cursive, slightly slanted style.

Philip Bull

Associate – Urban Planning