

JAMES MARKS
8 ARNHAM RD
ALLAMBIE HEIGHTS NSW 2100
M: 0405 179991
E: james@marksey.com.au

21 June 2019

Matthew Edmonds
Manager, Development assessment
Northern Beaches Council
725 Pittwater Rd
DEE WHY NSW 2099

Attention: Megan Suters

Dear Ms Suters

DEVELOPMENT APPLICATION NO: DA2019/0292 FOR DEMOLITION WORKS AND CONSTRUCTION OF A GARAGE AND SECONDARY DWELLING AT 166 PITT RD, NORTH CURL CURL

In response to your letter dated 17 June 2019, we have amended the proposal to address Council's concerns. Amended plans and an amended BASIX Certificate are provided under separate cover.

The issues raised in your letter are addressed as follows:

Issue	Response
<u>Warringah Local Environmental Plan 2011:</u> Clause 5.4 (9) Secondary Dwellings	<p>The proposed Secondary Dwelling occupies the upper level only and therefore does not exceed the maximum total floor area of 60m².</p> <p>Laundry facilities for the Secondary Dwelling are provided in the bathroom (as noted on the plans).</p> <p>The garage, laundry and toilet located on the ground floor belong to the Principal Dwelling. This has also been noted on the plans.</p> <p>This proposal is entirely consistent with that recently approved by Council under DA2018/1532 at 89 Oliver St, Freshwater where a laundry and bathroom in the garage were not included as gross floor area for the Secondary Dwelling above.</p> <p>The proposal complies with Clause 5.4(9) of the WLEP.</p>

Issue	Response
<p>Warringah Development Control Plan 2011:</p> <p>Part D8 Privacy</p>	<p>The proposal has been redesigned to eliminate privacy impacts to the neighbouring property at 1 Delaigh Ave.</p> <ul style="list-style-type: none"> • The sliding doors and balcony have been moved from the northern elevation to the western elevation, orientated toward the street. • A 1.8m privacy screen is proposed on the northern end of the balcony. • Windows in the northern elevation have been reduced in size with minimum sill heights of 1.4m (300mm higher than that recommended in your letter) <p>The proposal complies with Part D8 of the WDCP.</p>
<p>Part D9 Building Bulk</p>	<p>The building bulk of the proposed development has been reduced by reducing the width of the structure facing the street.</p> <p>It is important to acknowledge that the proposed development complies with all of Council's planning controls relating to building height, building envelope, building setbacks and landscaped area. The proposal complies with the 3.5m secondary front boundary setback of 3.5m (consistent with approval DA2018/1532 at 89 Oliver St, Freshwater).</p> <p>As noted above, the double garage, storage area, laundry and bathroom are for the occupants of the Principal Dwelling. There are no other parking or storage facilities on the site.</p> <p>The proposed development on the site must be considered in its entirety and in this respect, the existing dwelling is a modest single storey cottage.</p> <p>Given the minimal gross floor area of the existing dwelling, the proposed development is not unreasonable.</p> <p>The proposed design is complementary to the existing streetscape, with the balcony and windows providing adequate articulation. Additional tree planting is proposed to provide screening vegetation.</p>

Issue	Response
	The proposal satisfies the objectives of Part D9 of the WDCP.

I trust that all matters raised by Council have now been satisfactorily addressed.

Please do not hesitate to contact James Marks on 0405 179991 or james@marksey.com.au if you wish to discuss any aspect of this proposal.

Yours faithfully

JAMES MARKS
Director
Marksey Pty Ltd