

20 December 2021

Anne-Marie Young  
Principal Planner  
Northern Beaches Council  
Civic Lane  
DEE WHY NSW 2099

Dear Anne-Marie

**2 Macpherson Street Warriewood - MOD/2021/0654**

I refer to Council's letter dated the 27 October 2021 and provide the following response.

Plans have been amended to retain front setbacks as approved and reduce the zero setbacks to only includes the garage and a washroom/toilet to ensure solar access is maintained. These plans are attached to this letter and will be placed on the portal.

Lots 4-11 and 19-21 are amended for zero lots only. Dwellings pertaining to these lots are less than 9m wide and comply with Clause D16.7 Pittwater DCP with the exception of the first floor front setback. The first floor has a 4m setback for half the width of the dwelling and then is setback 5m from the flood boundary above the garage to minimise bulk and scale, and creates regular rhythm of built form that satisfies the Outcomes of Clause D16.7 of Pittwater DCP. This is consistent with other two storey dwelling houses under construction and completed in Warriewood Valley

Reduction in the zero setbacks to the side boundaries that increases to 900mm at ground level continues to create usable curtilage areas around buildings for viable access, landscaping and open space that links to the rear yards.

No windows are proposed at the ground floor that have zero setbacks facing the site boundaries as they form part of the garage and can be conditioned as such, which ensures privacy, amenity and solar access to dwelling houses and open space. Cross section diagrams of solar access shows adequate sunlight is available to dwelling houses in comparison to attached dwellings that can be constructed on the site.

Building Envelope designs that have now been amended are no different to recent approvals and construction of dwellings along Warriewood Road that have similar ground and first floor side and front building envelopes. There are plenty of examples in Warriewood Valley where there is no first floor setback to the ground level. The only a difference in building material or colour has been provided (see examples on the next page).

More recently, Council approved dwellings at 18 Macpherson Street with zero lots for the full length of lots as Torrens Title attached dwellings with no side setbacks or side landscaping as shown below. The subject site at 2 Macpherson Street will have 900m side setbacks in a more traditional setting for dwelling houses to create more areas for soft landscaping and softer built form in comparison to 18 Macpherson Street Warriewood.



The building envelopes address the concerns raised by Council, satisfy Clause D16.7 of the Pittwater DCP and is consistent with dwelling houses being constructed or recently completed in close location to the subject site.

Please confirm that Council now agree with the revised Building Envelope Plans.

Yours sincerely  
**Karimbla Constructions Services (NSW) Pty Ltd**

A handwritten signature in black ink that reads 'Walter Gordon'.

Walter Gordon  
**Head of Planning and Development**