Northern Beaches Council

Attention: Lachlan Rose, Development Assessment Planner

Email: mail@northernbeachescouncil.nsw.gov.au

## 2 New Street East, Balgowlah NSW 2093 Lot 12; DP 12383

DA 2025/0088

## Response to Request for Additional Information: Dated 20.03.2025

We have reviewed the Letter of issues raised. We would like to take the opportunity to provide additional information to adjust the proposal to satisfy the controls or provide greater compliance where the situation allows.

<u>Item 1. Built Form Control</u>: Clause 4.1.4.4 Rear Setback – The height of the Pool Equipment Storeroom set at 0.0m to the rear boundary. This has been reviewed, and the height has been dropped to 1.8m to act as a boundary fence, and only accessible for maintenance and low height storage of pool equipment and garden tools.

<u>Item 1. Built Form Control</u>: Clause 4.1.5 Open Space and Landscape – Given council have viewed the proposed Landscape Area as insufficient and are excluding the 2.7m side setback from the Landscaped Area the existing front garden shed is now to be removed and be replaced with additional lawn area. Additionally, the side Garden beds off the rear patio and adjacent to the pebble bed (Eastern Side - clouded on the plans in PINK), has been increased to be considered as Landscaped Area with a minimum horizontal dimension of 500mm, as described in the MDCP2013 4.1.5.2 b) (ii), as an inground planter bed. There is merit in the composition of the Eastern side setback and the ability to provide almost full length deep soil planting strips, in much the same way as "raised planters". This is an existing condition, and the condition confirms that plants are able to thrive in that location. It also confirms that the area satisfies the permeability ratio of the site, and the proposed new development does not contravene that existing composition. The amended plans offer greater compliance as requested, and it is important to understand that the proposed new Carport does not decrease the level of permeability over the existing condition. The Carport is to be built over an existing parking hardstand, not existing Landscaped Area. The removal of the front Garden Shed offers greater compliance above that of the existing condition and satisfies the request of the issue raised.



Image 1. View of parking hardstand and the side setback planted pathway

<u>Item 1. Built Form Control</u>: Clause 4.1.10 Fencing – The preference of the property owners is to afford privacy and security to the proposed Carport. The proposed height is <u>just under</u> 2.3m much like a GARAGE DOOR height. The front fence is to act as a definition of "ENTRY". Currently the house has no front facing door. It is critical to ensure that the "ENTRY" to the site is defined. With this in mind the owners are reluctant to reduce the height of what would be considered an access door but have considered the implications and are offering to reduce the Carport gate height by 350mm and retain the existing fence height as it currently stands, then step up from that point. This would bring the greater overall height down to 1.910m. The vehicle gate height will be 1.5m to the top Eastern side of the site, then measured at approximately 1.910m at its highest point, midway to the site. This, if a line is run from side boundary to side boundary fence height is more consistent with the average height and therefore has merit in its design and should be given consideration for final assessment.

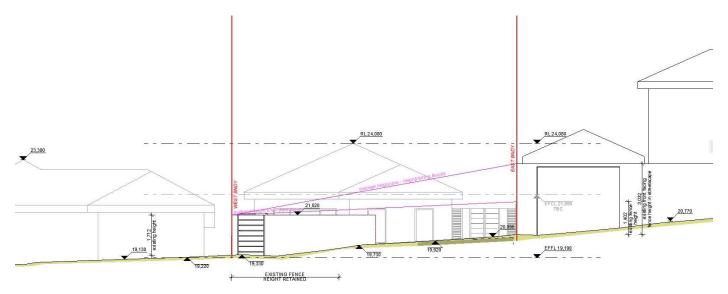


Image 1. Front Elevation: The existing front fence condition.



Image 2. Front Elevation: The revised proposed front fence condition – vehicle gate height dropped 350mm

<u>Item 2. Additional Reports</u>: Arborist – This is underway and will be provided once complete.

<u>Item 3. Boundary Fencing</u>: Rear and Sides – There is no intent to remove or replace any existing boundary fencing that would compromise the legislation or go without appropriate agreements with each neighbour. All new proposed boundary fencing is indicated wholly within the property boundary. A note has been added to the plans to describe the requirements under this Item to ensure all parties including the contractor understands the legislation must be adhered to.

<u>Item 4. Architectural Plan inaccurate</u>: **W.7** – The Eastern Elevation has been amended to show the opaque privacy glass that is intended for this Window.

We hope that the above explanation and the additional information be provided is able to assist in further understanding the development proposal, and hence it is anticipated that it will be given appropriate consideration within the final assessment.

## HARGROVE DESIGN CONSULTANTS

M: 0410 669 148

E: jacqui@hargroves.com.au