

Tuesday, 25 March 2025

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.

Item 1. Built Form Control: 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.

Item 1. Built Form Control: 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.

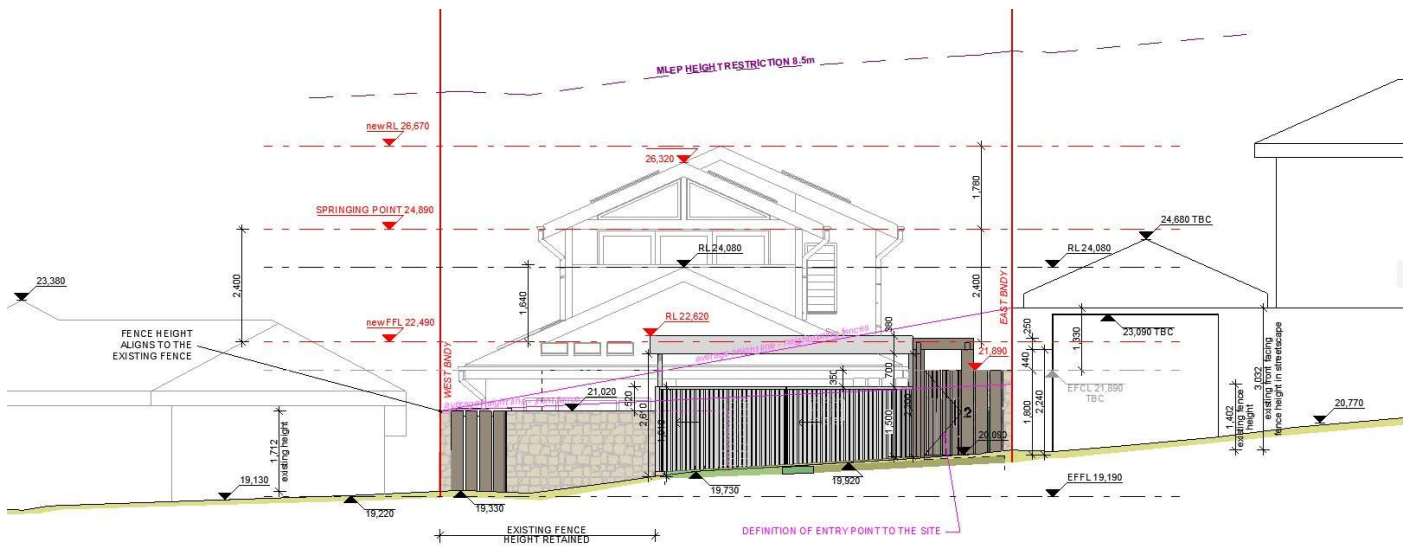


Image 2. Front Elevation: The revised proposed front fence condition – vehicle gate height dropped 350mm

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

Item 3. Boundary Fencing: 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.

Item 4. Architectural Plan inaccurate: 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