

28th April 2023

The General Manager
Planning and Infrastructure Unit
Northern Beaches Council
PO Box 82 Manly NSW 1655
Brittany.Harrison@northernbeaches.nsw.gov.au

Attention: Brittany Harrison & Adam Richardson

RE: RESPONSE TO ADDITIONAL INFORMATION LETTER FOR DEVELOPMENT APPLICATION DA-2022/2227- 22 LOCH STREET, FRESHWATER

We write in response to the request for additional information received on 22.03.23 from Northern Beaches Council, Microsoft Teams meeting and subsequent emails in relation to the alterations and additions to the existing dwelling at 22 Loch Street, Freshwater.

Please refer to the following amended drawings in response to the above-mentioned request:

DA01	Site Plan	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DA02	Proposed Garage Floor Plan	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DA03	Proposed Ground Floor Plan	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DA04	Proposed Upper Floor Plan	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DA05	Roof Plan	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DA06	Proposed East & West Elevations	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DA07	Proposed North & South Elevations	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DA08	Proposed Street Elevation	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DA09	Proposed Long Sections A & B	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DA10	Proposed Cross Sections C & D	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DA12	Existing & Proposed Streetscape	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
L02	Landscape Calculation Plan	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
SW01	Stormwater Concept Plan	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
CF01	Cut & Fill Plan	<i>dated 26.04.23</i>	<i>DA1 Issue</i>
DR01	Ex. Car Parking & Driveway Details	<i>dated Apr '23</i>	<i>DA1 Issue</i>

Please see below our response to relevant items and changes noted as a result of the additional information request, Teams meeting and email correspondence:

1. Car Parking & Front Setback

As part of the consultative approach with Northern Beaches Council the amended plans submitted as part of this additional information submission include the following:

- Increase in front setback to 1.05m from garage door (from 0.965m).
- Reduction in southern boundary setback to the agreed distance of 0.45m to provide a greater northern setback and opportunities for substantial landscaping.
- Reduction in the main external entry stair by 0.2m to 1.2m in width.
- Overall reduction in internal garage size to 5.8m (width) x 5.42m (depth).
- Removal of solid garage door and replaced with full height batten garage door with clear panel behind to provide transparency and openness to front setback area. This architectural detail is continued around the northern corner of the garage to provide opportunities for light and views through the structure at the boundary edge.
- Reduction in garage door size to 5.53m.

The proposed reduced garage dimensions of 5.8m (wide) x 5.42m (deep) are the minimum required to adequately service the needs and requirements for this area and the attached 5-bedroom dwelling. In addition to car (2 off) garaging, the proposed structure will house street level bin storage (required at this level), bicycles and other storage items which necessitate a minor increase above the Australian Standard minimum garage width of 5.4m.

The proposed increase of 0.4m above the AS minimum garage provides greater value internally to the functionality, usability and safety of the garage when considered against an increase to areas externally. In addition, the increase of 0.4m above the AS does not negatively impact the amenity of the front setback area, which will provide an increase in deep soil landscaping from the existing as a result of the works.

2. D8 Privacy

As part of the consultative approach with Northern Beaches Council the amended plans submitted as part of this additional information submission now include a 1.8m privacy screen to the entire northern edge of the proposed northern deck area. The horizontal louvres are proposed to be set at approx. 34° (or 56° from the ground plane) to maximise the opportunity for northern sun expose during winter, however, provide the required privacy and solid acoustic barrier to address the concerns raised.

3. Landscaping

As a result of the changes made in points 1 & 2 of this cover letter and the deletion of the rear terrace extension the deep soil landscaping proposed is increased above the existing area by 29.81m² or 29% and therefore satisfies this concern.

Please refer to L02_Landscape Calculation Plan (DA1 Issue).

In conclusion, we feel the documentation submitted in response to the additional information letter from Council appropriately addresses and satisfies the concerns raised. As a result of the revised proposal, the alterations and additions to the existing dwelling provide greater amenity for both the occupants and surrounding dwellings and comply with the objectives for the R2 Low Density Residential zoning of the site.

Yours Sincerely,



Kelly Wilson
 Director
 NSW Registered Architect No. 11312
 Castlepeake Consulting Pty Ltd