

22 February 2021
PO Box 354
Oatley NSW 2223

Executive Manager Development Assessment
Northern Beaches Council

ATTENTION: Peter Robinson
Dear Mr Robinson

RE: Development Application for Alterations and Additions to an Existing Dwelling
2 Dixon Avenue Frenchs Forest NSW
Variation to Development Control Plan Standards

On behalf of the property owners, Iain and Melissa Davison, we wish to lodge a variation to the Warringah Development Control Plan 2011 (WDCP2011) for the following issue:

- Part B Built Form Controls - B7 Front Boundary Setbacks

The proposal

The existing residence is a four bedroom, one and two storey dwelling, with three bedrooms on the ground floor, and a parents' retreat upstairs. The property is on a corner allotment with double street frontages. Currently, the Dixon Street frontage is considered the primary street frontage, with the Myra Street frontage being the secondary street frontage. Proposed works include:

Ground floor:

- reconfiguring the layout and extending onto existing deck to incorporate a new kitchen and to create extra living space
- raising ceiling height to improve amenity and allow for ceiling fans to be installed
- creation of a separate granny flat, using the existing carport footprint and hardstand area behind

Second storey:

- extending to accommodate relocated bedrooms
- creation of ensuites and walk in robes for these bedrooms
- creation of a new living area

Garage:

- construction of a basement garage, with storage area and internal access to living room

Landscaping:

- installation of an inground pool in the rear yard, and associated decking and garden beds.

The variation

- Part B Built Form Controls - B7 Front Boundary Setbacks

Requirements:

1. *Development is to maintain a minimum setback to road frontages.*
2. *The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.*
3. *Where primary and secondary setbacks are specified, buildings and structures (such as carparks) are not to occupy more than 50% of the area between the primary and secondary setbacks. The area between the primary setback and the road boundary is only to be used for landscaping and driveways.*

Exceptions:

On corner allotments or sites with a double street frontage, where the minimum front building setback is 6.5 metres to both frontages, the front building setback may be reduced to a minimum of 3.5 metres for the secondary frontage, but secondary street variations must consider the character of the secondary street and the predominant setbacks existing to that street.

This proposal is consistent with the exception to the front boundary setbacks, as noted above. The Myra Street frontage is the predominant street frontage for the property (23.7 metres long) and the visually dominant, with a current setback of 8.1 metres to the existing deck, and 11.5 metres to the building line.

The existing house is two storeys along the Dixon Street frontage, with a large wraparound verandah. The minimum setback to the verandah is currently 4.0 metres. This verandah and minimum setback would be retained in the proposed development.

We argue that the Myra Street frontage should be considered the primary frontage as it is the predominant frontage, as well being visually dominant. The building envelope is located on the site so as to be set back further than the required 6.5 metres from the Myra Street frontage, creating an open and visually appealing front landscape, free from any structures. This maintains the existing streetscape of the neighbourhood. The Dixon Street frontage meets the requirements of a secondary street frontage, being a minimum setback of 3.5 metres.

The visual impact and design of the proposal is consistent with the current structure and the qualities of the surrounding neighbourhood, and is enhanced by use of variations in roof lines, varying finishes and decorative features, creating an attractive design outcome.

Conclusion

The development proposal for 2 Dixon Ave Frenchs Forest is a considered design, which will upgrade the existing dwelling and provide a configuration and accommodation better suited to a family with teenage children.

We argue that the reversal of the primary and secondary street frontages is in keeping with the objectives of the WDCP2011.

We trust that the above submission is satisfactory and hope that in your assessment of this application, the merit of this proposal and the existing site constraints will be considered.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lee Pracy', written in a cursive style.

Lee Pracy

Qualified Draftsperson