

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 non-compliance:

- Part B Built Form Controls - B1 Wall Heights

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. 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.

In keeping with the design aesthetic and to impart a feeling of spaciousness, it is proposed to construct vaulted ceilings on the second storey, which will also assist with passive cooling and ventilation.

The variation

- Part B Built Form Controls - B1 Wall Heights

Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).

The proposed wall height to the underside of the second storey ceiling is a maximum of 7.67 metres at the apex of the SE gable wall of the property, due to the vaulted ceiling design. This results in a maximum non-compliance of 0.47 metres. The springing height for the vaulted ceilings on the second storey is 2.7 metres above floor level.

The site is a corner block and has a gradual slope toward the two street frontages. This results in the house being raised off the ground along the NE and SE sides, and contributes to the non-compliance.

It should be noted that the current building height is 8.41 metres, and the proposed new development retains this level.

We argue that the proposal is consistent with the building height objective of the Warringah Local Environment Plan 2011 (WLEP2011):

- Part 4 Principal Development Standards - 4.3 Height of buildings
 - (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
 - (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
 - (c) *to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
 - (d) *to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

The existing dwelling on the property is two storeys along the Dixon Street frontage, and there is **no change to the building height for the proposed development**, retaining the current height and scale, and being compatible with neighbouring development. The visual impact of the proposal is consistent with the current structure, 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.

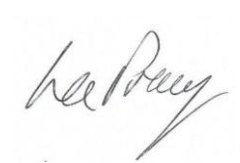
We argue that the non-compliance with the WDCP2011 is predominantly created by the vaulted ceiling design and the gable end on the second storey. **If a flat ceiling were to be installed, there would be no non-compliance.**

The vaulted ceilings on the second storey are critical to the design aesthetic of the proposal, and will assist in passive cooling and ventilation of the dwelling. The springing point of the ceilings is at 2.7 metres above floor level.

The building height is below the WLEP2011 limit of 8.5 metres.

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 dark ink, appearing to read 'Lee Pracy', written in a cursive style.

Lee Pracy

Qualified Draftsperson