



11 April 2025

The General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Attention: Adriana Bramley

Dear Adriana,

DA2025/0174 – 15 Southern Cross Way, Allambie Heights

In reference to the Council's letter of 3 April 2025, providing comments on the development application as mentioned above. The applicant has considered all the issues raised and we have addressed the issues below.

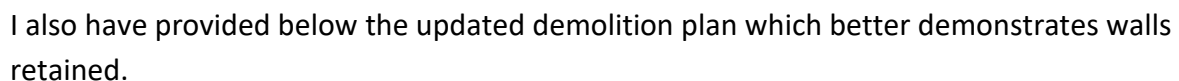
Below we discuss each of the items raised in the Council's letter.

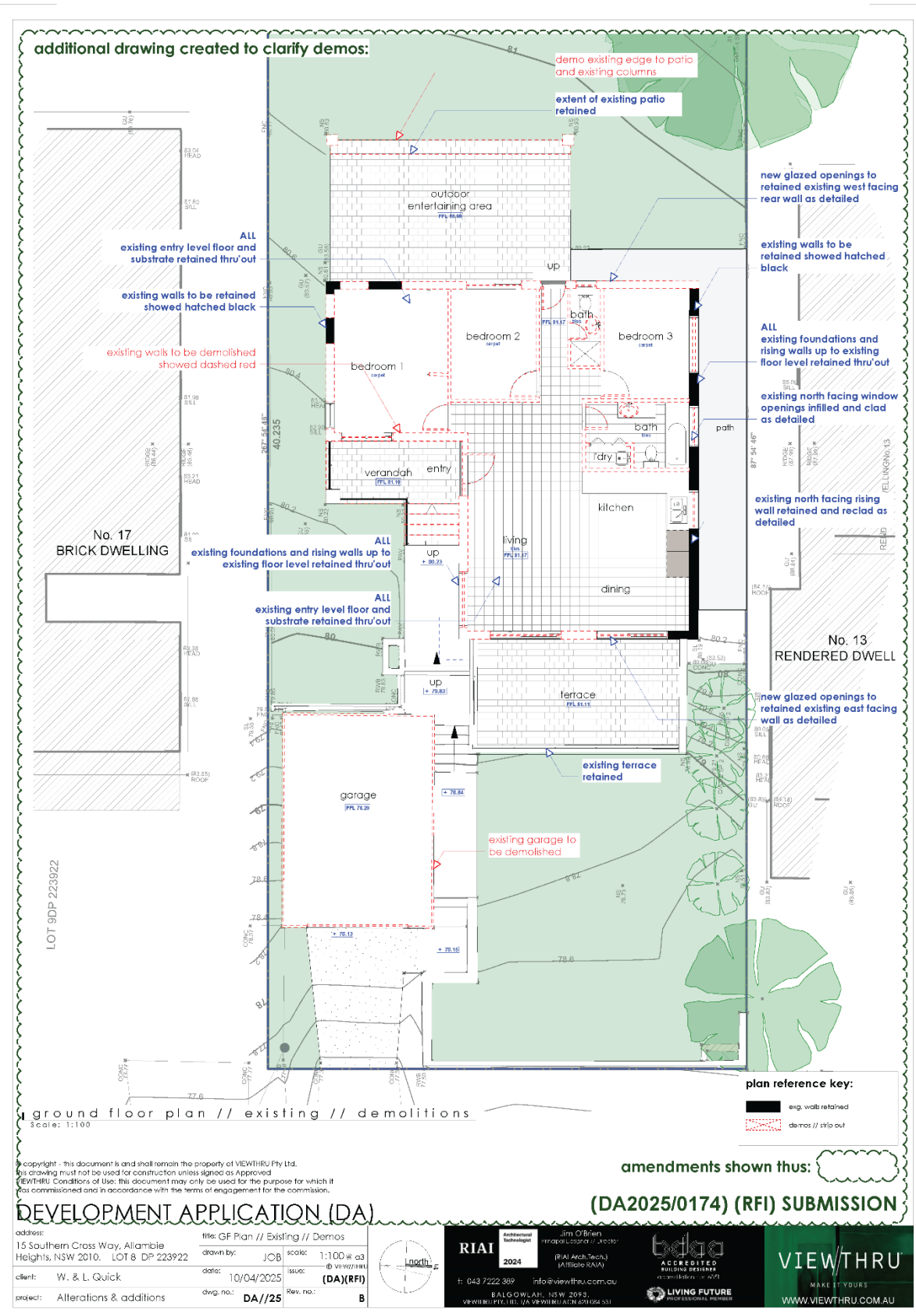
1. Classification of Proposed Development

An updated demolition plan has been provided which demonstrates that the bulk of the existing building is to be retained with only the part of the external southern and front wall of the dwelling removed to allow for the extension of the dwelling. The remainder of the dwelling is retained with the slab and external walls all staying. There are some changes to allow for revised openings and internal reconfiguration, but the bulk of the existing dwelling, its subfloor and external walls are not removed.

We believe that the description as alterations and additions is correct.

I reference the original DA set where new works are shown red, and the retained portion of the dwelling shown in black.





An assessment against the planning principal is provided below.

Qualitative issues

- *How is the appearance of the existing building to be changed when viewed from public places?*

The existing garage within the frontage will be demolished and there will be an addition on the southern side of the dwelling. The frontage will be modernised, but the bulk of the building is retained.

- *To what extent, if any, will existing landscaping be removed and how will that affect the setting of the building when viewed from public places?*

No significant landscaping is to be removed. The rear yard is retained and front yard improved through the relocation of the garage that currently sits within the front setback.

- *To what extent, if any, will the proposal impact on a heritage item, the curtilage of a heritage item or a heritage conservation area?*

There will be no impact on any heritage item or heritage conservation area.

- *What additional structures, if any, in the curtilage of the existing building will be demolished or altered if the proposal is approved?*

There are not additional structures that will be demolished.

- *What is the extent, if any, of any proposed change to the use of the building?*

There is no change of use of the building proposed.

- *To what extent, if any, will the proposed development result in any change to the streetscape in which the building is located?*

The streetscape will be improved through the demolition of the existing garage that currently sits within the frontage and the modernisation of the existing dwelling. The overall scale of the dwelling is not significantly changed and will sit well within the scale of the neighbouring structures.

- *To what extent, if any, are the existing access arrangements for the building proposed to be altered?*

The entry remains centrally at the front of the dwelling.

- *To what extent, if any, will the outlook from within the existing building be altered as a consequence the proposed development?*

The outlook will be unchanged, as the existing slab is retained and the dwelling remains at the same level, with improvements only proposed.

- *Is the proposed demolition so extensive to cause that which remains to lose the characteristics of the form of the existing structure?*

The changes are typical of alterations to a dwelling, with external walls essentially retained, and an addition to one side, and updated roofing. The dwelling will appear more modern and a little larger but retains the character and form of the original structure.

Quantitative issues

- *To what extent is the site coverage proposed to be changed?*

Site coverage is reduced marginally through the better use of the front and southern side of the site.

- *To what extent are any existing non-compliances with numerical controls either increased or diminished by the proposal?*

The only non-compliance proposed is landscaped area. This is a minimal variation, that could be shown to be compliant when all greenspace is included.

- *To what extent is the building envelope proposed to be changed?*

There is a small change to building envelope, which remains primarily compliant due to the addition of gables to the roof and addition to the south,

- *To what extent are boundary setbacks proposed to be changed?*

All boundary setbacks to walls are compliant. The front setback is increased through the removal of the existing garage and relocation of this structure. A compliant addition on the southern side is also proposed. The northern and rear setbacks are unchanged.

- *To what extent will the present numerical degree of landscaping on the site be changed?*

Landscaping is changing from 321m² to 218m². This reduction is typical of alterations and additions to an existing small home on an underdeveloped lot.

- *To what extent will the existing floor space ratio be altered?*

The existing dwelling has a gross floor area of 96m². This gross floor area will be retained in entirety additional floor space proposed sites to the southern side and front of the existing dwelling.

- *To what extent will there be changes in the roof form?*

The roof form will be updated to extend over the entirety of the altered dwelling, with a pitched roof retained, and gables added on the side elevations and over the addition on the south presenting to the front of the site.

- *To what extent will there be alterations to car parking/garaging on the site and/or within the building?*

The non-compliant existing double garage is relocated behind the building line at the front of the site.

- *To what extent is the existing landform proposed to be changed by cut and/or fill to give effect to the proposed development?*

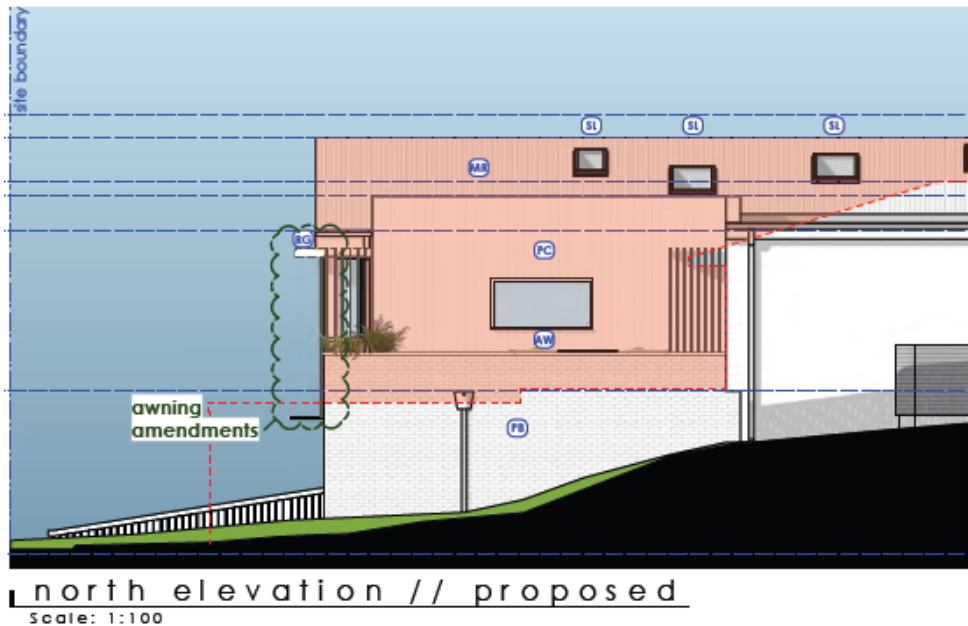
The landform is unchanged with the existing slab and 3 external walls retained. The additions are proposed to work with the fall of the site.

- *What relationship does the proportion of the retained building bear to the proposed new development?*

The retained area forms the main living area of the dwelling, as it primarily does now.

2. Front Setback – B7 Warringah DCP

It is acknowledged that a vertical privacy screen was proposed partly within the 6.5 metre setback. The updated plans have removed the portion of this screen that was within the front setback. Only the minor awnings are now retained, which is typical of any dwelling, with eaves and awnings generally excluded and the setback measured to the building wall.



We note that the inclusion of the awnings is crucial to achieving a compliant BASIX certificate for the eastern facing front windows. We believe that the proposed amendments will allow for compliance with the numeric control and objectives, as they:

1. allow for articulation and interest in the front facing façade,
2. do not impact landscape open space, and
3. are not at odds with the setbacks along the Southern Cross Way frontage where there are many garages located on the street front setback.

Summary

Accordingly, we believe that all the Council's concerns have been satisfactorily addressed and resolved in the amended plans, and it is an appropriate development, worthy of consent.

We welcome discussion with Council to ensure that the application can be finalised promptly as possible. If there are any further enquiries on any matters in this regard, please do not hesitate to contact me on 0413341584.

Yours faithfully,

Sarah McNeilly
Director
Watermark Planning