

17 August 2022

The General Manager
Northern Beaches Council
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099

Attn: Mr Dean Pattalis

Dear Mr Pattalis,

RE: DA2022/0935 – 31 JOCELYN STREET, NORTH CURL CURL
PROPOSAL: DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE

I refer to Council's correspondence dated 1 August 2022 and on behalf of Mr Damien Burns & Ms Heidi Towill, I am pleased to offer the attached revised architectural plans prepared by BD Building Design, Sheets DA.00 – DA.13, Issue A which we believe successfully respond to the issues raised in your assessment.

In particular, the revised architectural plans present the following amendments:

- The western side setback to the proposed kitchen on the ground floor level has been increased to 1m
- The proposed front setback to the carport has been increased to 3m
- The size of the east facing window to the living room has been reduced by a approximately 1m in width
- The shape of the proposed plunge pool and associated decking has revised
- The proposed rear paving adjacent to the kitchen/dining room has been amended from stone paving to timber decking
- The proposed external fireplace has been removed

To take the matters raised in your correspondence in turn:

Warringah Local Environmental Plan 2011

Part 4.3 Height of Buildings

As per your request, we have examined the potential for further lowering of the floor to floor heights between the ground floor and first floor level and the depth of the roof members to the first floor level, however given the proposal intends to retain the existing ground floor ceilings,

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a minimal allowance of 350mm above the existing ceiling joists has been provided for the provision of structural elements, floor joists and services. In our view, the indicated floor to floor depth is not excessive when considered in the context of the proposed construction methodology and there is not a significant reduction available in the depth of the floor to floor height.

Similarly, the proposed reverse butterfly roof with low level parapet perimeter has provided for a ceiling to ridge depth which would be similar to or less than any other traditional flat roof or pitched roof form.

My clients do wish to retain the 2.7m floor to ceiling up to the first floor level, due to the enhanced amenity provided to the master bedroom & associated spaces.

The proposal generally presents as a modest two storey design which stepped to follow the sloping topography and relates well to the surrounding development. On balance we believe that the bulk and scale of the building is acceptable in this instance and we ask Council's consideration of the proposal as detailed within the attached revised plans. .

Warringah Development Control Plan 2011

B7 Front Boundary Setbacks

As requested, the proposal increases the front setback to the proposed carport to a minimum of 3 m and retains the open carport design.

Side Boundary Setbacks

As suggested, the proposed setback for the ground floor level has been increased to a minimum of 1m.

Additionally, the plans note that the proposed boundary wall on the western boundary has been confirmed as not exceeding the height of the existing wall on the boundary and therefore we believe that there is no further impact on the privacy or amenity of our adjacent western neighbour.

D1 Landscaped Open Space and Bushland Setting

The revised architectural plans revisit the extent of the proposed landscaping within the site and Sheet DA.12 has been provided to detail the extent of the proposed landscaped area, consistent with Council's required minimum 2m width. The proposal has increased the soft landscaping to 36.09%, excluding areas less than 2m in width. We also ask that Council note that the proposed green roof to the carport, whilst not considered within the landscape calculations does enhance the soft appearance of the building from the street and on balance, given the challenges of the topography of the site and the generous setbacks to the eastern and rear boundary, the proposal is considered to achieve the objectives of Council's Landscaped Open Space and Bushland Setting control.

D6 Access to Sunlight

The revised architectural plans include amended shadow information to notate the extent of the surrounding development, and in particular the rear neighbour at 22 Makim Street. We believe that the shadows cast from the development retain suitable access for the neighbouring

properties to sunlight and solar access in accordance with Council's controls.

We trust that the revised plans respond appropriately to your concerns and we appreciate your consideration of the above response to the issues.

Should you require further information from us to support your assessment, please do not hesitate to contact me on 9999 4922 or 0412 448 088.

Yours faithfully,

A handwritten signature in black ink, reading "Vaughan Milligan". The signature is written in a cursive style, with the first name "Vaughan" and the last name "Milligan" clearly distinguishable.

VAUGHAN MILLIGAN