

29 June 2021

Northern Beaches Council
PO Box 82
Manly NSW 1655

LETTER OF RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

Dear Mr J Davies

39 ATTUNGA ROAD NEWPORT DA2021/0556
NEW RESIDENTIAL DWELLING

We are writing to respond to council's letter regarding our development application for a new residential dwelling at 39 Attunga Road, Newport – DA2021/0556. We have revised and submitted supporting drawings that is to be assessed in conjunction with this letter, identifying issues raised by council.

1. Building Height and Envelope

Council has identified the maximum height of the building to be the butterfly roof on the south-western corner of the ground floor roof line. This point was 9.4m (or 10.5% variation) from the natural ground level from the proposed design submitted in June 2021. The butterfly roof design has been revised to propose a 7° fall, which reduces the ridge by 450mm on both sides, and decreased setback of 900mm from the side boundaries. This amendment results the butterfly roof to be no longer breaching the maximum building height compliance.

The clerestory windows under the butterfly roof have been set back 1m from the previous design and its stepped form further increases the articulation of the building and reduces overall bulk and scale. The extent of non-compliance is now lesser with also a reduction to the side envelope non-compliance. This offset should be recognised as balanced amenity. While we do not agree our proposal has undue or unfair impact on 37 Attunga Road, we acknowledge council's input and adjusted the roof pitch overhang and wall articulation to increase setback at roof level and reduce bulk and scale. The articulation of the proposed design is demonstrated in the drawings submitted with this response. Refer drawing SK25A.

We acknowledge the building height and envelope variation. However, it should be noted that all recent developments on this ridge vary these controls. Refer drawing SK23A. It is difficult to maintain a fully compliant building height under the current controls due to the nature of the topography and site footprint limitations.

Further, many of the older buildings breach the side envelope control substantially including the adjoining neighbours to this property; 37 Attunga Road and 41 Attunga Road. It is considered that the amount of breach to the side envelope for 37 Attunga Road and 41 Attunga Road and the revised design for 39 Attunga Road, is similar. Refer drawing SK24A.

2. Views

Height poles have been arranged to be erected and shall be surveyed by a registered surveyor with a survey certificate to be provided as per council's request.

As a response to 37 Attunga Road's view amenity, we have agreed to further increase the setback of the ground floor south-western bedroom an additional 1.1m from its existing location. Further, the plinth located on the First Floor above the bedroom has been removed and the deck size has been reduced. It is considered that this amendment would substantially increase the view to the neighbour at 37 Attunga Road and decrease the building's bulk and scale. This view is across the subject property and has significant privacy issues. It should also be noted that it is clearly not the primary view of 37 Attunga Road as the property has broad ocean views directly to the south. As the neighbour was primarily concerned with the view, the building has been set back twice since the prelodgement meeting PLM2020/0118 on 18 June 2020, despite privacy issues across the subject site.

We trust this final adjustment is seen as a positive outcome by council and the adjoining neighbour.

3. Landscape

We have revised the landscape plan to show 1 canopy tree on the rear setback and 2 canopy trees (1 proposed and 1 existing Norfolk Pine) on the front setback to soften the built form and add to the tree canopy of Pittwater.

We have also softened the undercroft to the suspended swimming pool and reduce visual prominence of the pools structure by providing shrubs and planting that are 3m-5m high. Refer to A003B.

It should be noted that the proposed pool is not as high from natural ground level as adjoining properties and not of the typical scale in this zone for recent developments on this escarpment. Refer SK22A

4. Driveway

The driveway has been adjusted to suit council's maximum low profile. Garage door is set back further from the rear boundary for compliance to the driveway. Refer drawing A003B.

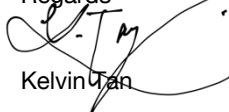
Conclusion

As demonstrated above and in the drawings, we have proposed amendments that resolves issues identified by council.

- The butterfly roof design has been reduced in bulk and scale and no longer breaching the maximum building height control and the clerestory windows under the roof are set back to further articulate the building.
- Reduced ground floor south-western bedroom size, removal of plinth above and reduction of area of the deck to improve the view for 37 Attunga Road, despite privacy issues across the subject size.
- Additional canopy trees within the front and rear boundary and landscape screening for the suspended pool is proposed to reduce visual prominence and soften its bulk and scale.
- Driveway design adjusted to suit council's maximum low profile.

We trust the adjustments are seen as a positive outcome by council and would like council's support with consent to this application.

Regards



Kelvin Tan