



13 December 2021

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

Attention: Nick Keeler

Dear Nick,

1 Painters Parade, Dee Why – DA2021/1852

Following on from Council's letter of 15 November 2021 requesting amendments to the DA plans, and our subsequent conversations, please find attached updated plans to address the issues raised. The plans have been amended to:

1. Excavate 500mm over the footprint of the building to reduce height, bulk and scale
2. Reduce the overall width of the dwelling width by 250mm taking it from:
 - Basement floor – entry / storage area
 - Ground floor – void stairs, alfresco
 - First Floor – Ensuite, WIR, stair void and 125mm each from Bed 2 and 3.

It is considered that this amendment will result in a significant reduction in the bulk of the proposal particularly when viewed from the side neighbours to the north and south of the property. Given the topography of this site, its lack of visibility from the street front, and the generous setbacks provided at the ground level, there is also ample opportunity for planting to further soften the appearance of the development.

The issues raised in the letter are considered to have been met and each is addressed below.

Building Envelope

The building envelope has been significantly reduced through the combination in the drop in height of the dwelling through excavation and the reduction in width of particularly the top floor of the proposed dwelling. These changes will result in a dwelling with a far lesser encroachment to the envelope. While it is acknowledged that an envelope breach still exists, the scale of this is such that the impact for neighbours is appropriate to ensure amenity is retained and the visual impacts are supportable. Through side setback, planting and the stepping in of the dwelling, the impact to neighbours will be reasonable and supportable.

The site complies with setbacks, building height, wall height, landscaping and solar access, which are all planning measures of bulk and scale.

The site is difficult to develop due to its slope and the compromise sought with this design is considered to be an appropriate design to allow for reasonable amenity consistent with the objectives of the DCP for both the site and its neighbours.

Landscaping

Updated landscape and arborist details are provided.

Access

Updated driveway details are provide demonstrating compliance with Australian Standards.

Stormwater

Updated stormwater details are provided as requested.

If you have 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