

# HOUSED

by nanna lesiuk

20 December 2023

**TO: NORTHERN BEACHES COUNCIL**  
**RE: DA No 2023 / 0646**  
**ADDRESS: 121 Narrabeen Park Parade Mona Vale**  
for demolition works and construction of a dwelling house

**ATTENTION: Nic England**

Dear Nic

Following the assessment of the development application for a new dwelling at 121 Narrabeen Park Parade please find attached documents addressing concerns identified in your planning assessment and matters as noted in your letter dated 16<sup>th</sup> November 2023.

The amended architectural plans include the following changes:

## **Level 3**

- Garage lowered by 0.8m to rl 39.2
- Overall building height lowered 0.5m
- Garage width reduced to 7.5m
- South setback increased to 2.8m (to address bulk and scale, building envelope + site landscape area)
- roof deck reduced (to address privacy and overlooking)
- level 3 level lowered by 0.3m

## **level 2**

- floor level lowered 0.5m
- home office configured directly under the driveway only (maintains maximum landscape)
- all external area "impervious"
- bedroom deck clarified - skylight not trafficable
- Brick privacy screen to north of planter added (to address privacy to 121)

## **level 1**

- overall floor level lowered 0.5m
- lift adjusted to work with garage setback and bed level location
- fireplace setback minimum 2.5m to side boundary
- pool paving deleted
- pool deck deleted

Specific issues outlined in your letter have been addressed including:

- **foreshore building line**

Plans amended with no new works proposed forward of the foreshore building line

- **front building line**

Proposed home office amended to present no visual impact. The room is proposed to be located directly below the driveway and not extend beyond this footprint to preserve the landscape opportunities to the street. It should be noted that this space will be below the footprint of the existing garage and is not visible from the street.

Encouraging view sharing, the setback and lowering of the dwelling beyond creates a view corridor from the street which does not currently exist. Also contributing to this vista is the additional side setback where the existing garage currently abuts the boundary. The width of the garage has been reduced to 7.5m with a 2.8m setback introducing a new vista from the streetscape to the sea.

- **Building envelope**

The reduction of the garage width, and increased setbacks to the south elevation combined with and overall lowering of building height by half a metre ensure the proposed built form is within the building envelope. This minimises bulk and scale and enhances views and vistas from the public domain. The setback to the chimney has been adjusted to a minimum of 2.5m and lowered to fit within the envelope on the northern boundary.

- **Landscaped open space**

The increased side setbacks and reduced building footprint ensure a close compliance for landscape open space with 57% soft landscape and 18% hard outdoor surfaces including the driveway and swimming pool.

- **side building line**

A minimum 1.0m setback to the south and 2.5m setback to the northern boundary adjusted for numeric compliance to this control.

- **Privacy**

Window W/D-2.07 to the main bedroom has been screened beyond the roof planter to 2.4m high to ensure privacy to the neighbouring dwelling. The bedroom deck is restricted to the area directly behind the chimney and screened to the skylight adjacent. The skylight and the planter finished levels are 500mm above the deck level and are non trafficable.

The deck on level 3 has been reduced to 1.8m wide to minimise opportunities of overlooking adjoining areas of private open space. It should be noted that the extent of this deck aligns directly with the existing dwelling decks.

- **West elevation**

The garage width has been reduced to meet compliance with a 7.5m frontage to the street. In addition the dwelling has been lowered to a maximum height of 42.150 with the roof form predominantly below the street level (42 at the crossover) .

- **East elevation**

Amended east elevation included

- **View loss (private and public)**

View loss from Narrabeen Park Parade has been mitigated with the reduced garage width, increased side setback and lowered roof height. Detailed view loss assessment by the planning consultant, Boston Blythe Flemming when available.

In principle however, the compliance of the proposed works as noted above ensures minimal or nil view loss.

- **Scenic protection area**

Full compliance with foreshore building line controls, front and side building lines, building envelope, and substantial compliance with landscape open space and public character controls further ensures the proposed works are designed in accordance with the outcomes and requirements of these controls.

- **works on councils road reserve**

Works to the road reserve are limited to include the new driveway and crossing only

Should you require further information or clarification of the above please contact me directly.

Regards



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