



planning consultants

16 February 2024
Our Ref: 21676A.1RP_Council RFI

Reeve Cocks
Council Assessment Planner
Northern Beaches Council
PO BOX 82
MANLY NSW 1655

By Email: reeve.ocks@northernbeaches.nsw.gov.au

Dear Sir

Re: Development Application No: DA2023/1548 for Alterations and Additions to a Dwelling House and associated works at 3 Waratah Road, Palm Beach.

I refer to Development Application No: DA2023/1548 for proposed alterations and additions to a dwelling house and associated works (proposal) at 3 Waratah Road, Palm Beach (site) and Council's RFI letter dated 10 January 2024 (see attached) requesting the applicant to provide additional information including amended DA architectural plans to address the following issues:

1. **Natural Environment - Coastal Zone:** to provide an Estuarine Risk Management Report prepared by a specialist coastal engineer for the proposal.
2. **Secondary dwelling:** to amend the DA architectural plans so that access to the studio/home office is only available from the primary dwelling.

On behalf of the applicant, Susan JK Jones please find attached the following information in response to Council's RFI letter dated 10 January 2024:

- An Estuarine Risk Management Report prepared by Greg Britton, Technical Director - Water and Maritime of Royal HaskoningDHV which advises that the proposal including extensions to the existing internal ground floor bathroom and existing garage "are not considered to be at an unacceptable risk from estuarine processes". A completed copy of Form 1 from Appendix 7 within Pittwater 21 DCP is also attached.
- Amended DA architectural plans prepared by Two Form Architecture and Interior Design for the proposal which deletes the external stairs to the proposed studio/home office and deck so that access to the studio/home office is only available from the primary dwelling.

The amended DA architectural plans also include minor design amendments to the roof pitch and eaves width and height so as to provide sufficient height under the eaves of the studio/home office and deck that a person can walk by or stand underneath safely without the risk of injury.

Please note that the roof ridge height of the garage with a studio/home office above is still at RL9.31 and is well below the 8.5m maximum building height development standard of the Pittwater LEP.



Furthermore, in respect to Clause C1.14 Separately Accessible Structures of the Pittwater DCP we note that it allows for a studio/home office above a garage provided that it is not designed for separate habitation. DFP consider the proposal as shown on the amended DA architectural plans prepared by Two Form Architecture and Interior Design is clearly not for the purpose of providing a separate habitation from the principal dwelling as the proposal does not contain any cooking facilities, bedrooms and the only means of access to the studio/home office is from the primary dwelling via the deck on the first floor level.

In the circumstances, it is considered that the planning controls under Clause C1.11 Secondary Dwellings and Rural Work's Dwellings of the Pittwater DCP are not relevant to the assessment of this application.

Should you have any queries, please contact Rob Player, Director of DFP.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink that reads 'R. Player'. The signature is written in a cursive, flowing style.

ROBERT PLAYER
DIRECTOR

rplayer@dfpplanning.com.au

- Attachments:
1. Council RFI letter dated 10 January 2024.
 2. Estuarine Risk Management Report, prepared by Royal HaskoningDHV.
 3. Summary of Design Amendments, prepared by Two Form Architecture and Interior Design.
 4. Amended Architectural Plans, prepared by Two Form Architecture and Interior Design.