

17 March 2022

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

ATTN: Nick Keeler (Acting Principal Planner)

Re: Request for Information – DA2021/2636
Alterations and additions to a dwelling house and conversion of secondary dwelling back into a dwelling house at 9 South Creek Road DEE WHY

Dear Nick,

Reference is made to your letter dated 3 March 2022 and the request for matters that either require additional information in terms of plans and document or design changes. A review of the required additional information and a response to each point is provided below:

Building use and layout

While the development application has been submitted proposing the use of the building as a dwelling house, it is evident that the proposed building has the potential to be used for purpose of four independent dwellings. This would classify the building as a residential flat building. Such a land use is prohibited on the site. The internal layout of the dwelling must be revised to remove all reference to 'wet bars' and internal stairways must not be enclosed to living areas by walls (unless structural) and/or doors. One kitchen is permitted in the dwelling.

Comment:

As previously noted, the existing premises is existing a dwelling house with attached secondary dwelling. The owners have no intention of using the dwelling house as four independent dwellings. Regardless, the owners have made various changes to remove any perceived aspects that it could be used for separate occupation. The revised plans have removed the wet bars from the 1st and 2nd floors and retained the existing kitchen area from the secondary area as a wet bar only which will service the outdoor BBQ terrace area. Our clients are happy for a condition to be placed noting no cooking facilities within the wet bar on the ground floor. The revised plans have also opened where possible the internal stairs noting that the existing western stairs are a structural element of the building, and the proposed eastern stairs include an area for a lift. It is our professional opinion that the revised plans now address Councils concerns and comply.

Building bulk

Council does not support the proposed upper floor addition due to unreasonable building bulk. The proposed upper floor addition includes a wall height of 8m, which is a variation of 11.1% and encroaches beyond the building envelope by up to 29%. It is expected the upper floor addition will unreasonably impact the amenity of the southern adjacent properties and cause unacceptable visual dominance. Council may consider an upper floor addition that has a reduced bulk and scale.

Comment:

The client has significantly reduced the size of the upper floor addition from 122.84sqm to 76.85sqm (reduction of 37%). The client has provided the following figures to assist:

Reduced walls and floor area by 42.11 m², increased southern wall setback by 500mm and western wall setback by 6291mm including reduced patio:

Internal floor area was 110.08m² patio 12.76m² total 122.84m², internal floor area now 68.97m². Patio was 12.76m² now 7.88m², a total approximate reduction of 37%

Added privacy screens to southern wall.

The revised plans have increased the southern setback to the 2nd floor and has substantially reduced the upper floor footprint. It is our professional opinion that the proposal is of an acceptable bulk and scale which can now be supported by Council.

Roof terrace

Council does not support the proposed roof terrace. It and the associated stairway must be deleted from the proposal.

Comment:

The revised plans have deleted the roof top terrace.

It is our professional opinion that all matters raised have now been adequately justified through design amendments or justification as to how it complies with relevant standards. We trust that the additional information satisfies Council requirements to now finalise the Development Application.

Should you require any further clarification of the above, please do not hesitate to contact me at mathew@fourtowns.com.au.

Kind Regards

Mathew Quattroville

Director

Four Towns Pty Ltd