

23 March 2023

Northern Beaches Council
PO Box 82
Manly NSW Australia

Attn: Jordan Davies

**RE: ADDITIONAL INFORMATION RESPONSE
132a QUEENS PARADE EAST, NEWPORT (DA2022/1425)**

On the 13th of February Council wrote to the applicants after completing their initial assessment and raised concerns with the proposed works. The changes that have been made constitute:

- Pool relocated and reduced in size to increase soft landscaping
- Driveway has been revised and turntable included to facilitate forward entry and exit as well as picking up additional soft landscaping
- Privacy screens along the east elevation with regard to the roof terrace
- Pathways have been reduced in size to be less than 1m in width

In response to the issues raised within the letter we provide the following commentary:

1. SHADOW DIAGRAMS

Shadow diagrams have been provided within the architectural set (DA21) and demonstrate compliant levels of solar access will be achieved to adjoining dwellings.

2. SITE PLAN

The site plan has been updated to include the deck off the northern façade.

3. SECTION PLAN AND BUILDING HEIGHTS

The section drawings have been updated to include more RL's to the ground and ridge levels to accurately determine building height. The clause 4.6 request has been updated.

4. BUILDING ENVELOPE AND HEIGHT BREACH

Council have raised concerns with regard to the breach to the height development standard and the building envelope control with the DCP. An amended clause 4.6 has been provided with the additional information.

Council have questioned the need for the void under the master bedroom. The master bedroom is cantilevered over the driveway and the void will include structural trusses to achieve the design. The void is also necessary to house the mechanical heat ventilation system to filter and circulate the air and remove stale/contaminated air from internal spaces. It is an important part of the Passive House design requirements.

Further analysis of the proposal in relation to the intended outcomes of clause D10.11 are provided below:

1. *To achieve the desired future character of the Locality.*

Comment: The proposal is consistent with the desired future character of Newport and provides for dwelling of appropriate bulk and scale and sits below the tree canopy. The dwelling has been architecturally designed incorporating high levels of articulation, a range of materials and finishes and extensive landscaping on and surrounding the house.

2. *To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.*

Comment: The dwelling will sit comfortably below the tree canopy. The bulk and scale of the dwelling in comparison to existing development within the street, in particular with No. 134, is compatible and would not be seen as jarring or offensive when viewed from the street.

3. *To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.*

Comment: The development retains existing footings and piers to limit any further disturbance to the natural environment. The dwelling responds appropriately to the sloping topography.

4. *The bulk and scale of the built form is minimised.*

Comment: The bulk and scale has been minimised through a highly articulated built form that will utilise a range of materials and finishes that will break up the side wall presentation and provide visual interest. The integrated landscaping regime will further soften the built form.

Concern was raised with regard to the building envelope breach to the western elevation of the living room. The building envelope control is taken from the side boundary and the western side boundary is the lowest point on the site. As such, the ability of the dwelling to strictly comply with the envelope control is made more challenging.

The bulk and scale is minimised through providing a 3.5m side setback, the entertainment deck below achieves a significant break in the wall presentation and the breach is confined to the rear portion where the land slopes away. The building envelope breach does not extend down the entire length of the western façade.

We note that the neighbours at No. 41 have requested that the conifer trees along the common boundary be retained to provide additional privacy screening and it will also achieve additional screening of the bulk of the dwelling. New landscaping treatments on and surrounding the dwelling will further soften the bulk and scale.

Concern was raised with regard to the master bedroom encroaching to the eastern side boundary envelope. The master bedroom is cantilevered over the driveway and includes a void beneath which is required to provide structural trusses and an HRV unit to ventilate the dwelling. The bulk and scale is minimised in this location with the area beneath the master bedroom remaining open. There is no solid wall from ground level to the master bedroom level in this location.

The eastern elevation does breach further down the dwelling towards the rear. We note that the existing dwelling is sited towards the eastern boundary and the outline of the existing dwelling is shown below:

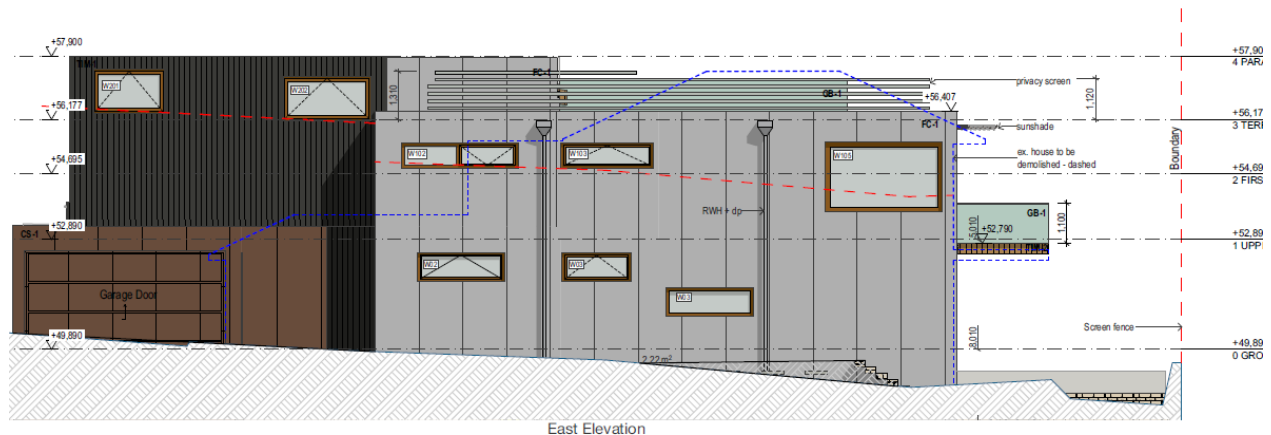


Figure 1: East elevation

The blue hatch shows the existing dwelling to be demolished (footings retained) and the red hatch line shows the building envelope control. It is considered that the bulk and scale relationship of the proposed dwelling when viewed from No. 134 would not be dissimilar to the existing relationship in terms of its visual impact. The retention of the existing footings does contribute to the extent of the breaches also.

5. Equitable preservation of views and vistas to and/or from public/private places.

Comment: No views are impacted by the building envelope non-compliances.

6. To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties

Comment: The proposal is consistent with the solar access provisions within the DCP. No views will be impacted.

Privacy has been managed appropriately with regard to the rooftop terrace. Drawing DA18 has provided privacy analysis of sight lines with regard to No. 134. The location of the balustrade being significantly spatially distanced from the side boundary coupled with the proposed privacy screen closer to the eastern edge within the roof garden prevents any ability to look down through the clerestory window of No. 134. The privacy amenity of surrounding dwelling will be maintained despite the envelope non-compliances.

7. *Vegetation is retained and enhanced to visually reduce the built form.*

Comment: A landscape plan have been provided which shows the treatments proposed on and surrounding the built form which will further soften and screen the development while ensuring the landscape character is dominant on site.

5. CLARIFY AREAS TO BE RETAINED

The plans have been amended to show that areas being retained in black.

6. LANDSCAPED AREA

The landscaped area as defined is calculated at 406.17m² or 57.78%. When including all the areas beneath balconies and roof gardens the landscaped area is 73.67%. The landscape area calculations is shown on drawing DA08. The changes to the pool, driveway and reducing pathways to less than 1m has increased the soft landscaping on site.

When assessing the landscape area against the intended outcomes the minor shortfall is worthy on merit. The outcomes are addressed below:

- *Achieve the desired future character of the Locality.*

Comment: The landscaping on and surrounding the dwelling is consistent with the desired future character of Newport and complements the C4 conservation zoning.

- *The bulk and scale of the built form is minimised*

Comment: The landscaping proposed and the trees to be retained will soften and screen the bulk and scale of the dwelling

- *A reasonable level of amenity and solar access is provided and maintained*

Comment: As mentioned, the dwelling is consistent with the solar access provisions in the DCP. Privacy has been addressed with the landscaping to be retained and proposed providing additional privacy screening.

- *Vegetation is retained and enhanced to visually reduce the built form.*

Comment: The landscape plan demonstrates an enhancement of the site including a range of native species. The landscaping on and surrounding the built form will soften its visual bulk.

- *Conservation of natural vegetation and biodiversity.*

Comment: A range of native species is proposed that will significantly enhance the biodiversity of the local environment. Trees have been retained where appropriate.

- *Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels*

Comment: The rooftop garden not only provides amenity and visual interest for the dwelling but is an innovative design which will reduce stormwater runoff from the building significantly. The innovative design can grow low lying landscaping treatments within reasonably shallow soil depths. The roof section is provided within the architectural set.

In terms of stormwater runoff performance the proposed dwelling present little risk to the soil erosion and siltation of natural drainage channels.

- *To preserve and enhance the rural and bushland character of the area*

Comment: Significant enhancement of the landscaping on site will reinforce the bushland character and includes a range of native species.

- *Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management*

Comment: As mentioned above, the dwelling will generate little stormwater runoff. The desire of the owners and architect to create a superior energy efficient dwelling ensure that it will have a low impact on the local environment. The dwelling will have a superior stormwater management system and provides for appropriate levels of soft landscaping to assist in stormwater mitigation.

7. PRIVACY SCREENS

Privacy screens were requested to the western elevation of the entertainment deck to L1 and the living room deck to L2. No privacy screens have been included although can be conditioned by Council if they see the need.

The privacy screens have not been included as the neighbour requested that the conifers trees along the boundary be retained as they provide good privacy screening.

8. ROOF TERRACE

Sight line drawings have been provided within the architectural set. The location of the balustrade away from the side boundary coupled with the privacy screen within the roof garden will ensure no lines of sight are achieved through the clerestory window at No. 134.

The landscape plan has identified the species to be included to the roof. They will be predominately low lying vegetation and succulents.

9. BUSHLAND AND BIODIVERSITY

An arborist report has been provided. The landscape plan shows how the site will be enhanced and positively contribute to the biodiversity value of the area.

Yours Sincerely
Greg Boston
Director
Boston Blyth Fleming Pty Ltd