



29 November 2021

Alex Keller
Northern Beaches Council
PO Box 82
Manly NSW 1655

Via email - council@northernbeaches.nsw.gov.au

Updated information in relation to DA2021/0356 | 32 Reddall Street, Manly

Dear Alex,

Thank you again for your time and assistance in the resolution of the matters associated with the assessment of the above development application.

Please find attached updated drawings reflecting feedback received from Council in our Teams meeting on 4th November, and your email sent immediately after that meeting, dated 5th November.

These drawings consist of;

- DA-01-Cover Page;
- DA-02-Site Analysis Plan;
- DA-03-Site Plan;
- DA-04-Plans_ LGF + GF;
- DA-05-Plans_ FF + Roof;
- DA-06-Elevations;
- DA-07-Sections;
- DA-09-View Analysis; and
- DA-10-Driveway Sections.

These have also been uploaded to the Planning Portal.

To summarise, the following amendments have been made;

- The attic-level dormer roof size has been reduced by 1200mm in the east-west direction, and the extent of the dormer to the south has similarly reduced so that the outside face of its southern elevation is in line with the outside face of the adjacent chimney's southern elevation. This is

precisely in accordance with Oya Guner's comments in the meeting on 4 November, held via Teams;

- The connection between the existing dwelling and the proposed rear addition at ground level has been minimised in relation to height and bulk as far as is possible. Section A/A within revised drawing A07-D illustrates how the internal floor to ceiling height through that section has been reduced to the BCA-compliant minimum of 2400mm, with the reduced sense of space, height and resulting amenity being addressed by the introduction of a circular skylight immediately above.

The external material of this connection piece has been altered, at Council's request, from a mirrored finish to a lightweight, dark, recessive cladding;

- We're very happy to accede to your request regarding roofing material, and have amended the notes relating to this accordingly;
- We're similarly very happy for the diamond-patterned casement and highlight windows to be utilised elsewhere in the house for interpretation purposes and invite a condition to be applied accordingly. We anticipate that the final detail relating to their placement shall be provided to Council's satisfaction prior to the issue of the Construction Certificate.
- Lastly, I've attached three portions of the pre-DA meeting minutes which refer to the side setback, originally proposed to be 1 metre from College Street. On the basis of the verbal advice received in the pre-DA meeting, reinforced by the written comments below, we increased that side setback from the kitchen to the College Street side boundary from 1 metre to 2.3 metres.

We believe that we've met and exceeded the side setback required by Council in relation to that portion of the contemporary rear addition, and believe that a further increase to 2500mm, as requested, is not equitable nor appropriate in the context of Council's original request for a 2 metre setback;

Streetscape

Comment: It is considered that the roof design for the additions to south over the master bedroom is to be redesigned and lowered to maintain views from the adjoining properties to the south in particular 5 College Street. It is noted that the roof is 2m in height and a reduced height/design would assist in maintaining views and reduce the visual bulk of the dwelling to the both streetscapes of College Street and Reddall Street and adjoining properties. Additionally, the proposed additions where the kitchen is to be located should be setback from the secondary frontage (College Street) with a minimum setback of 2m to add articulation and allow for visual relief to the streetscape. The balcony above should be adjusted accordingly (minimum 2m setback).

Comment: The primary setback is considered consistent with the prevailing building line of Reddall Street.

The secondary setback has an existing setback of 1m to the enclosed balcony area at the front of the building which remain unaltered by the proposal.

The proposed additions are considered too close to the College Street frontage and are to be setback further to allow for visual relief and articulation.

A minimum setback of 2m is recommended to the kitchen on the ground floor and the balcony on the first floor.

d) For secondary street frontages of corner allotments, the side boundary setback control will apply unless a prevailing building line exists. In such cases the prevailing setback of the neighbouring properties must be used. Architecturally the building must address both streets.

e) Side setbacks must provide sufficient access to the side of properties to allow for property maintenance, planting of vegetation and sufficient separation from neighbouring properties. See also paragraph 4.1.4.3.b.vi. of this plan.

f) In relation to the setback at the street corner of a corner allotment the setback must consider the need to facilitate any improved traffic conditions including adequate and safe levels of visibility at the street intersection. In this regard Council may consider the need for building works including front fence to be setback at this corner of the site to provide for an unobstructed splay. The maximum dimension of this triangular shaped splay would be typically up to 3m along the length of the site boundaries either side of the site corner."

Thank you for your assistance and persistence throughout this assessment process, and I look forward to confirmation of this item's appearance on the scheduled panel meeting agenda of 15 December 2021.

Regards,



Ben Larsson

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