

30 January 2023

Rodney Piggott
Manager, Development Assessments
Northern Beaches Council
Administrative Building
Dee Why, NSW 2099

Dear Rodney

**Development Application DA2022/1490 - 28 Bangaroo Street, North Balgowlah -
Response to Council's Letter dated 12 December 2022**

Reference is made to Council's letter dated 12 December 2022 requesting additional information, and your email response to me of the same date, confirming an extension of time to Friday, 3 February 2023, had been granted by Council to enable the additional information to be submitted.

Council's decision to grant the additional time was sincerely appreciated by the client and the design team.

It is noted in Council's letter of 12 December that the author of the letter recommends that, "a genuine attempt is made to address these issues in their entirety as only one opportunity for amendments will be provided." Please be assured that our client, who owns the site, and the design team have always attempted, and will continue, to address Council's queries in the most genuine, professional and timely manner.

However, in some instances, we have considered that several of Council's requests (in its latest correspondence of 12 December) for substantial changes to the architectural merits of the building have been unrealistic and unjustified - in particular, the request to change the roof design over the retail component of the development has little merit as the render clearly reinforces the design selected by the project architect, which is complementary to the built form environment that prevails in this precinct.

In addition, the ground floor elevations of the retail premises have been purposely designed to be compatible with the architectural merits of the adjacent shop front and parapet design.

It is also noted that Council has requested the maximum internal width of the garage be "5.6m". This in itself is considered an unreasonable request. The render clearly demonstrates that the proposed garaging facilities including the garage door do not dominate the streetscape but, rather, complement the architectural design of the proposed dwelling.

The project architects, in conjunction with Tomasy Planning, and in consultation with the applicant, have finalised an amended set of architectural drawings which address the following issues highlighted in Council's correspondence of 12 December:

1. Side Boundary Envelope and Side Setback;
2. Streetscape (Neighbourhood Centres);

3. Privacy and Overlooking;
4. Building Bulk and Overshadowing.

The amended architectural drawings speak for themselves in addressing the four matters raised by Council. A summary of the relevant amendments is set out below:

- 3D rendered image showing the proposal looking comfortable with proposed streetscape (i.e., landscaping to front setback and architectural articulation to the building when viewed from both Bangaroo Street and St Pauls Road);
- Reduced the extent of the landscape edge on the southern boundary in accordance with the recommendations in the arborist report (Tree Management Strategies). Stormwater plan also changed to accommodate recommendations by the arborist. Council has previously been provided with the arborist report and the amended stormwater plan;
- Adjusted upper-level west wall with “tilt” to achieve envelope compliance and provision of additional section drawing through ridge-point to illustrate compliance;
- Removal of bin pop-out from the western wall and showing bins on north-side of garage wall;
- Labelling of the upper-level outdoor area as “maintenance access to garden-bed planter”.

We have lodged the revised documentation via the NSW Planning Portal under the heading, “Other”. A link to the architectural drawings is provided below:

 [23012 7 DA Revisions](#)

Should you have any queries, we would welcome the opportunity of discussing them with you.

Yours sincerely



DENIS SMITH
Principal