

21<sup>st</sup> August 2020

General Manager  
Northern Beaches Council  
**council@northernbeaches.nsw.gov.au**



Dear Sir/Madam,

**Attention:** Gareth David – Assessment Officer

**59 Lorikeet Grove, Warriewood (Lot 5 DP 271139)  
DA2020/0704 (Dwelling House) - Additional information response**

Reference is made to Council's letter (dated 20 July 2020) wherein concerns were raised regarding the proposed development application in its current form.

HDC Planning are assisting the applicant (Kate Frewen), in providing a response to the matters detailed in Council's aforementioned letter and detail the response comments below for Council's consideration and review. For ease of reference the items detailed in Council's letter are included with the respective response comments immediately following each matter and amended architectural plans addressing the issues accompany this submission.

**COUNCIL ASSESSMENT ISSUES**

**1. Restriction on Title**

The applicant has provided amended plans which now identifies, and addresses, the 'building envelope' (BE) detailed on the allotment title. It is acknowledged that the amended plans do not provide a floor plan which is sited completely within the building envelope however the amended design reflects a reduced footprint that seeks to offset the minimal areas outside the BE with area within the BE. The practicalities of designing a conventional floor plan and dwelling design to align with a non 'square/rectangular' BE remain a site constraint which would not perhaps have been envisaged at the plan of subdivision stage.

As identified and acknowledged in Council's letter:

*'a restriction is imposed on each of the residential allotments to limit the footprint, height and garage locations of future development'.*

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**PLANNING**

**APPROVALS**

**DEVELOPMENT**

In this regard the amended plans have satisfactorily addressed the intended outcomes of the BE by ensuring the garage is in the prescribed location, the building height is fully compliant and the footprint of the dwelling is generally consistent with the irregular shaped BE on the lot with a specific balance achieved by restricting the area outside of the BE and offsetting it with open (non-built upon) area within the BE. The northern, eastern and southern elevations of the dwelling identify the stepped and articulated wall positions and there is an equitable arrangement of areas that sit both outside the BE and footprint stepped within the BE, essentially to provide for a rectangular and conventional dwelling without non right angle steps in the footprint.

Notably this achievement also satisfactorily achieves a streetscape consistent with the Warriewood Valley locality and does not present an adverse outcome with regards to landscaped area, setbacks, and general aesthetic appearance. The dwelling design has consciously incorporated articulation, colours, materials, finishes, fencing and landscape treatments to ensure the built form makes a positive contribution to the locality.

The built footprint area outside of the envelope is commensurate (and offset) with the non-built upon area within the building envelope to create an 'on balance' equivalent footprint area. The minor variation is negligible and when also considering the dwelling porch element (3.99 m<sup>2</sup>) does not appreciably contribute to bulk and scale of the built form). The primary reason for the built footprint offset with the BE is to provide the following:

1. A consistent 'land area' outcome and objective is achieved by having equitable areas for BE and the dwelling built upon footprint (1.2% variation, 1.39 m<sup>2</sup>),
  - The building envelope when calculated in area: 115.71 m<sup>2</sup>
  - The proposed building footprint in area: 117.1 m<sup>2</sup>
2. The dwelling design includes appropriate architectural interest through stepping the footprint, articulation, construction elements, materials and finishes and landscaping treatments that result in an aesthetically pleasing built form which is substantially consistent with the BE,
3. The extent of variation to the BE is minor and does not result in a development which is not in keeping with the intended outcomes of the imposition of the BE,
4. The subject property is a corner allotment and the amended dwelling design pays due regard to the appearance of the dual street frontage with suitable setbacks observed,
5. The dwelling has been designed to accommodate circulation space required for disabled occupants. The dwelling ground floor width (east-west) is necessary to allow the layout and circulation areas to operate efficiently and in compliance with the minimum requirements for accessibility.
6. An economical and practical outcome for construction is achieved noting the irregular and impractical shape of the prescribed BE on the allotment,
7. The outcome promotes the orderly and economic use of the land, consistent with the objectives of the EP&A Act.

On balance, the design has responded appropriately to the BE and ensured the setbacks are addressed as the BE had intended with the extent of variation enhancing the building design articulation which importantly achieves functional and practical outcomes for the accessible circulation space in the ground floor layout of the dwelling.

Importantly, the minor variation has no discernible adverse or negative impacts upon the streetscape, visual appearance of the dwelling and the residential amenity of the neighbouring properties and the locality in general.

## **2. D16.5 Landscaped Area for Newly Created Individual Allotments**

The applicant has amended the proposed landscape plan details and in doing so has satisfactorily addressed the intent and objectives for landscaped area with hard or non-vegetation areas being replaced and enhanced through the inclusion of more plantings and 'green' finished site area. Notably the number and extent of plantings have been appreciably increased to provide landscape treatments to the non-built upon site area which is in keeping with the Warriewood Valley landscape control objectives.

The proposed hedging vegetation to the Bubalo Street frontage will add visual interest and soften the filtered views of the dwelling elevations noting also that there is low impact fencing proposed.

## **3. D16.12 Fences**

The applicant acknowledges that clause D16.12 includes the following control:

*'In all cases, vegetation is preferable over fencing to delineate the property boundary.'*

The proposed fence for the south eastern side boundary (Bubalo Street) has been amended in response to Council's comments (refer to the elevation drawing) and now achieves the fence design criteria outline in Council's letter:

- i) The fence is a maximum of 1.4m above ground level at any point; and
- ii) The fence has an open design
- iii) a minimum of 20% transparent above 400mm in height
- iv) the fence has been set back 2m from the southern building alignment

## **4. Boundary Identification Survey**

The applicant has now provided a Boundary Identification Survey, prepared by a registered surveyor.

**CONCLUSION**

It is anticipated that the information provided in this response, in conjunction with the aforementioned amended plans accompanying this submission, satisfactorily addresses the matters detailed in Council's request for additional information.

Should you require any further information in regard to this request please don't hesitate to contact the undersigned on 0451 755 944 or the applicant Kate Frewen on 0433 629 569.

Regards,



Trevor Dunbar  
Senior Associate  
**HDC Planning**

**C.C**     **Kate Frewen** (applicant)