



6 April 2023

Northern Beaches Council  
PO Box 82  
Manly NSW 1655

**Attention: Gareth David, Development Assessment**

Dear Gareth,

**Re: DA 2022/1820, for Demolition of existing sites and construction of a dwelling house on Lot 342 at 11 Kimo Street, North Balgowlah**

We refer to your letter dated 8 March 2023, identifying issues with the proposed development for the proposed development at 11 Kimo Street, North Balgowlah.

The applicant has considered Council's position and we provide a response to Council's concerns below. In addition, modifications have been made to the plans which accompany this letter. In particular, the altered plans including the following:

- Increased side setbacks at ground and first floor level on the northern side of the dwelling
- Increased setbacks providing articulation to the northern building wall, reducing bulk and scale and encroachment to the side boundary envelope
- Additional details of proposed planting within the site (illustrated on attached Landscape Plan)

**Warringah Development Control Plan 2011**

**B3 Side Boundary Envelope**

*The DCP requires that the building be sited within a building envelope measured at 45 degrees from 4m above the side boundary lines. The proposed dwelling would breach the prescribed building envelope requirements on both the northern and southern elevations. This is not considered to adequately minimise the bulk and scale of the built form or respond to the sloping topography of the site.*

**Comment**

The revised design has increased the setback to the family room on the ground floor level (northern side) of the dwelling. The increased setback also applies to the setback to the void area at first floor level on the northern side of the dwelling. As a result of the increased setback

to the side (northern) boundary, additional articulation of the northern building wall is provided and the encroachment to the side boundary envelope is reduced.

## **D9 Building Bulk**

*Clause D11 of the WDCP requires good design and innovative architecture to minimise the visual impact of development when viewed from adjoining properties. The proposed dwelling, particularly the northern elevation, is not considered to meet the requirements or objectives of this control which seeks to minimise the visual impact of development. Specifically, the proposal is not considered to meet the following requirements of this control:*

- *Side setbacks are to be progressively increased as wall height increases.*
- *Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.*
- *Landscape plantings are to be provided to reduce the visual bulk of new building and works*

### Comments

- *Side setbacks are to be progressively increased as wall height increases.*

The side setback to the ground and first floor level have been increased at the north eastern corner of the dwelling (to the family room and void above).

- *Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.*

Articulation to the northern building wall has been provided by increasing the setback to the side boundary at ground and first floor levels (to the family room and void above).

- *Landscape plantings are to be provided to reduce the visual bulk of new building and works*

A new Landscape Plan is attached which illustrates in detail the proposed planting within the site.

### Internal referrals

## **Development Engineering**

### Access

*The proposed garage requires construction of a new vehicle crossing located near the southern property boundary. Proposed driveway must be 3.5 m wide at boundary and 3.5 m wide at layback. Driveway profile must be in compliance with Council's standard vehicle crossing*

*profiles - Normal Low. Driveway must be a minimum of 0.5m from existing Telecommunications pit. Proposed new vehicle crossing is satisfactory, subject to conditions.*

Comment

The amended drawings show a 3.5m driveway at the boundary and the layback as requested (refer Proposed Site Plan Sheet 5/20 Revision K). The Driveway profile will be constructed in accordance with Council's requirements.

*The existing vehicle crossing that services Lot 341 is not considered redundant as it provides access to an existing parking facility within the property. The existing vehicle crossing that services Lot 341 may remain.*

Comment

The existing driveway on Lot 341 is to be retained.

Stormwater

Confirmation from the downstream owner that they won't provide an easement to drain water has been provided in the attached email from the neighbouring property owner, James Hosking at 6 Marlee Street.

**Summary**

We believe the revised design meets all the requirements of the relevant planning framework and has addressed the key issues raised by Council, through increased setbacks and articulation to the northern elevation. The attached landscape Plan also illustrates the proposed landscaping treatment to the subject site in more detail. The resulting development will make a positive contribution to the streetscape and create a comfortable, modern dwelling for the enjoyment of the residents and have a negligible impact to neighbouring properties.

If there are any further enquiries on any matters in this regard, please do not hesitate to contact me on 0421 431 120.

*Yours faithfully,*



Susan May-Roberts  
Senior Planner  
**Watermark Planning**