



The General Manager

Northern Beaches Council

Attention: Adam Croft

10th November 2022

Re: 8 Barrabooka Street Clontarf
Request for Additional Information

We have reviewed the RFI emailed through by Adam Croft and considered all aspects in detail with our consultant team and the client. The aim of this letter is to demonstrate against each item how we have addressed it; or, to provide further information to support the stance of the client and consultant team.

1. Building Height and FSR

The FSR has been reduced to comply with the LEP. We still disagree with the reference that Adam Croft has provided saying every other level needs to be included. The case law he presented agreed that the lowest floor was to be counted, but it agreed floors above the lowest one were voids. It also was counting stairs from a ground floor up, whereas we have some stairs from a basement which is excluded from GFA Calculations and thus counting the area under that stair should not be included. Whilst we strongly disagree with this assertion, for ease we have updated the floor planning to still comply with the LEP.

The applicant has also reformed the upper storey to remove the new height breach; however, there is still an existing height breach on the site from the existing dwelling.

2. Views

We have used the photos taken onsite by Adam Croft and tried best to establish what View Loss there would be on the site. We have included in the revised drawings two sheets showing the existing and proposed views from the two locations shared with us. It must be noted that we cannot conform to the courts planning principle for Photo Montages as we did not take the photos, thus we do not know the verified height, Focal Angle etc of the camera location. Whilst we may not comply with the Courts Planning Principle, we have still provided these diagrams as estimations based off the data that is available to us.

The two image overlays show that the main view of the harbour to the west of the site from Number 10 is uninterrupted. We submit that if there is any view loss, it is minor in nature as it would be a heavily filtered view over a side boundary. When looking at the Courts Planning Principle for View Loss, we would satisfy all items in *Tenacity Consulting v Warringah Council*. We do not believe this item is a reason for refusal on this site.



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3. Front Setback

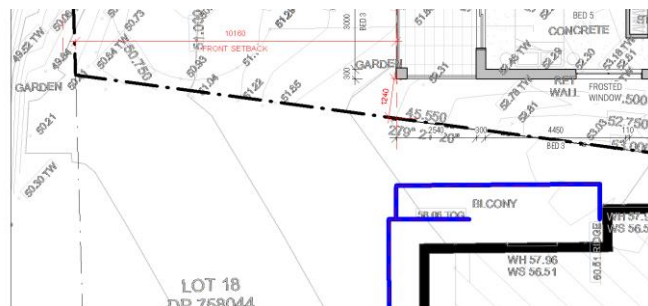
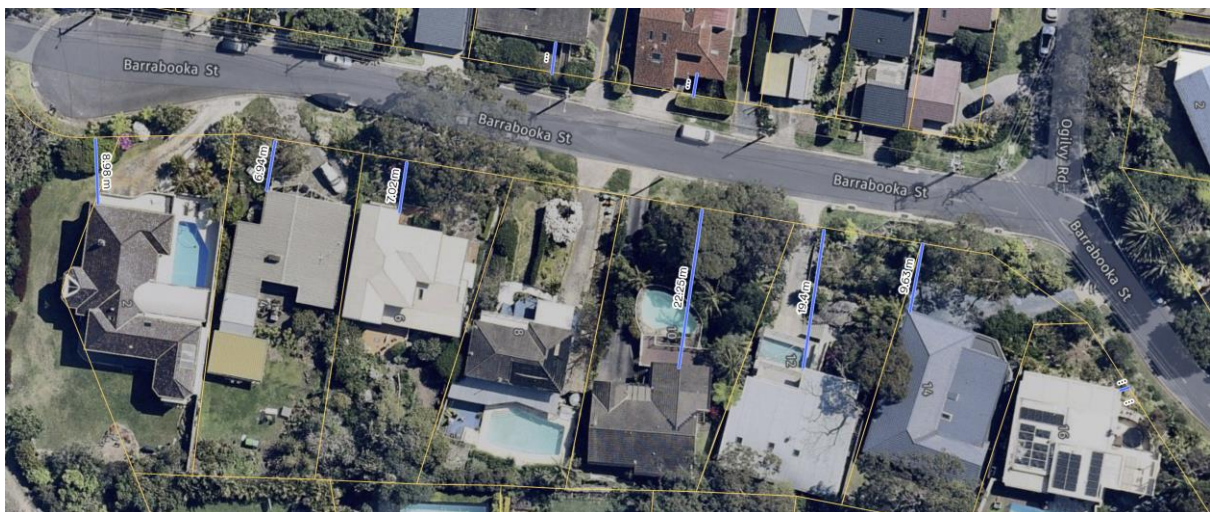
We have removed the proposed paved terrace in the front setback.

Regarding the main building setbacks, we show below the average setback of properties along the southern side of Barrabooka Street as measured by NearMap.

Address	Approx Setback (m)	Address	Approx Setback (m)
2 Barrabooka	8.98	12 Barrabooka	19.40
4 Barrabooka	6.94	14 Barrabooka	9.63
6 Barrabooka	7.02	16 Barrabooka	1.21
10 Barrabooka	22.25		

The average of the above is 10.7m; however there are a few sites which are 'outliers' to the data. The Median number is 8.98m. The applicants site is at 10.15m.

The applicants site as well as the two sites to the north sit much further back than the predominant setback of the street. Whilst the neighbour to the south has a setback of 7.02m, the applicants team has ensured we have exceeded this by actually lining up the front of our building with the north western setback of number 6. We have emphasised the neighbours balconies and roofing in the figure below by tracing the survey lines in thick blue lines. This demonstrates how the front setback is consistent with the street scape. On the northern side, the front setback grows to 10.5m, which is >3.4m more than the southern neighbour. This means we are providing a transition to the outlier properties to the North.





4. Excavation

With the removal of the proposed carport, there is now significantly less excavation on the site. The current house does not have a front door down at the lower level, and it was an important aspect of the design for the client to ensure that there was a front door at the lower level as they do not like guests entering on the living level of the site. We submit this minor excavation is now compliant with the MDCP Objectives.

5. Land Use

The site is not envisaged to be a dual occupancy, but rather a multi-generational home. The reason for the two kitchens was because the current kitchen is setup for a more western style of cooking. The client was hoping to have a second kitchen which would be setup as an 'Eastern' or Chinese style. Whilst this was the intent, the applicant has now agreed to remove the eastern style kitchen and they will look to modify the existing kitchen to suit both styles of cooking more. This is now consistent with the Land Use.

6. Cost Summary Report

The Cost Summary Report has been reviewed again by another person in the construction firm. Lahey Constructions are a reputable construction firm who build various scales of work. They have reviewed their pricing again and made some adjustments. The new costs also reflect the updated plans attached which are reduced in excavation and internal areas; therefore lowering the costs.

If anybody have questions about the amended plans, please call me on 0466 049 880.

Kind Regards,

Scott Walsh

Director - Walsh Architects



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