

Thursday, 10 January 2019

David Auster  
Assessing Officer for DA2018/1830  
Northern Beaches Council  
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**RESPONSE TO NEIGHBOURS' SUBMISSIONS REGARDING 1 ADEN ST, SEAFORTH DA2018/1830**

Dear Mr Auster,

I am writing on behalf of the owners of 1 Aden Street, Seaforth. I am the architect and applicant of their development application submission DA2018/1830. I have read the submissions from neighbours regarding the proposal as lodged on Council's website and have outlined a response that will hopefully clarify the various issues raised.

**In response to the Hudson submission:**

Clarifications are as follows:-

1/ The line of the existing western edge of the deck shown on the floor plans differs by about 1m from the shadow diagrams and roof plans because the roof over the deck protrudes or overhangs the line of the deck by 1m. The shadow diagrams are projected off the deck roof, not off the deck itself.

2/ The paved area in the west part of the garden is an element of the landscape design. It is at natural ground level and therefore Exempt Development.

3/ The ??? marks were on a draft elevation drawing that has now been completed and shown on the notification plans. It was simply a drawing reminder at the time to check pool fence requirements.

4/ In reference to the west boundary, 1.8m boundary fences are Exempt Development.

In addition, regarding the objection to the building height - The proposal uses the maximum wall heights as outlined in the DCP for sloping sites, not flat sites. Therefore the wall height can exceed 6.5m. The gradients used to calculate wall heights are explained in the Statement of Environmental Effects.

**In response to the Hughes submission:**

Clarifications are as follows:-

Drawing SH01 - As explained above, the line of the existing western edge of the deck shown on the floor plans differs by about 1m from the shadow diagrams and roof plans because the roof over the deck protrudes or overhangs the line of the deck by 1m. The shadow diagrams are projected off the deck roof, not off the deck itself.

Drawing DA04 - The height of the pool is explained in the Statement of Environmental Effects. Due to the severe drop in the natural fall of the site, the height of the pool varies along its length. The pool cannot be moved 3m east due to the jump hazard from the balcony adjacent, as well as the balcony posts and footings. The south and west walls of the pool consist of the coping to the structure only, they are not pedestrian thoroughfares. It is important to mention here that the pool itself could be removed from

the DA submission and approved via a Complying Development Certificate (CDC). This, however, would probably not be in the best interest of this adjoining property as a CDC would allow a smaller boundary setback than what has been proposed. The owners of 1 Aden St, however, are aware of privacy issues between their swimming pool and that of 58 Ponsonby Pde, and are willing to provide a privacy screen to the south edge of the proposed swimming pool if the adjoining neighbour so wishes.

Drawing DA05 - The existing outdoor dining area occurs on the rear balcony at RL 60.590. This balcony is proposed to be reduced in size such that it will no longer be used as a BBQ area. The new proposed outdoor dining area is located on natural ground level in the backyard, being a lot lower (almost 2m lower) than its existing position and also comes under Exempt Development. The natural ground level of the site is higher than that of the adjoining neighbour, such that one will always be able to look downwards to the south-west. The owners of 1 Aden St are well aware of this issue and therefore screen planting along the south boundary has been proposed in the Landscape Plan.

Drawing DA06 - As mentioned above, the natural topography of the land allows for clear views to the south-west including distant city and regional views. One of the main reasons the owners bought this property was for this beautiful view. As anyone designing an addition to a house with such an aspect would do, the owners are striving to make the best of their investment, and therefore have the Master Bedroom windows take advantage of this view. Although the windows are orientated to the south and west, the Master Bedroom is set back from the south boundary by over 7.8m at its nearest point. Also, as mentioned previously, the Landscape Plan proposes screen planting along the south boundary which will provide privacy between the Master Bedroom windows and neighbouring backyard. Currently tall bamboo is growing along the south boundary planted by the adjoining neighbour. It is growing quite rapidly and should provide further visual screening in addition to the new planting proposed on the north side of the boundary line.

Drawing DA09 - The maximum heights shown on the South Elevation are as calculated at the face of that elevation and at the ground levels at that elevation. The south elevation sits well under the 8.5m maximum building height line. The building bulk beyond shown lighter is set on higher ground and further back towards the north part of the site. The maximum heights for this part of the building are shown on the north elevation drawing.

Stormwater query - A grated drain at the bottom of the driveway is proposed to reduce stormwater runoff from the street and down the site.

Landscaping query - Proposed screen planting is shown on the Landscape Plan. As mentioned previously, the owners of 1 Aden St are willing to install a privacy screen to the south edge of the pool. Unfortunately due to orientation, any high level screening will also reduce north sunlight to the south adjoining property.

#### **In response to the Day submission:**

Clarifications are as follows:-

1/ Privacy issue with windows 25, 26 and 27- The owner is willing to either modify to a high level clerestory type window or install a privacy screen to the lower part of windows 26 and 27 only as these occur in a corridor area. Window 25 needs to remain as it is proposed as it is located at the Master Bedroom requiring an outlook at eye level. Window 25 is in fact a long distance away from the property of 56 Ponsonby Parade, and is designed such that the aspect of that room is directed to the view south-west, and not directed backwards to the east. A vertical projecting blade could be installed to the east edge of this window to restrict the view east if the neighbour wishes.

2/ Sloping roof over the existing bedroom- The proposed sloping parapet can be modified to a horizontal parapet if the neighbour desires. If this is requested to limit views into the neighbour's property, then the owner is happy to provide this change in lieu of the changes to windows 26 and 27 requested in the above point 1/.

3/ Barrier to south elevation of the rear balcony:- The existing balcony has a solid 1m high balustrade along it's south elevation. The owner is happy to re-instate this solid balustrade in the proposal.

Point (a) regarding stormwater control:- As mentioned previously, a grated drain at the bottom of the driveway is proposed to reduce stormwater runoff from the street, down the site and into the neighbour's property.

Point (b) regarding the south boundary:- The existing car port wall is located on the southern boundary and will be retained. The waste sorting area is located behind this wall.

Point (c) regarding 8.5m height limit:- As explained previously, the proposal uses the maximum wall heights as outlined in the DCP for sloping sites, not flat sites.

I hope the explanations above help clarify the various points raised in the submissions by neighbours and expel any further concerns. The falling topography of the land naturally creates issues of privacy and shadowing. The proposal, however, seeks to be a moderate one with these issues in mind, particularly in keeping the building bulk well under the maximum FSR allowable for the site. Outward looking windows have also been designed to be well set back from the side boundaries, such that they are located quite centrally on the site. Habitable rooms require an outlook, and the locations of these proposed windows have been designed with as much consideration to neighbours and as is possible given the topography of the site and location of surrounding buildings.

Yours Sincerely,



Carolyn Goodwin  
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