

Design Drafting and Development Services

EMERALD DESIGNS

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31 August 2009

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 2103

Attention Sophie Garland

Re Proposed additions to 2 Bilgola Terrace Bilgola DA 275 / 09

Dear Ms Garland

We have reviewed Councils letter dated the 12 August 2009 and make the following comments

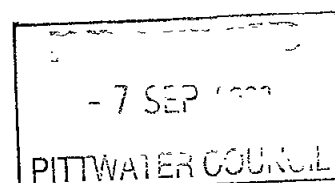
C1 3 View sharing

As requested by Council height poles have been erected and surveyed at the critical points of concern. The heights as indicated on the survey detail are relative to the proposed gutter fascia heights in the correct ground alignment.

As noted in our original Statement of Environmental Effects maintaining the responsible position of view sharing between the three relevant properties was critical to the design brief.

As such the following design features were introduced

- 1 The design limited the forward addition to 2m which is 3m behind the forward edge of the No 1 balcony, thus maintaining the 180 degree forward view
- 2 The proposed BBQ deck addition is predominately transparent or of open design as per Councils preferred controls
- 3 The proposed BBQ deck addition is set at a height to allow light and breeze way benefits to the occupants of No 1 to be maintained or if any impact results this impact is reduced
- 4 Critical to the design the corner of the Southern wing is not altered with the additions to only include an open deck which splays at an angle



considered similar to the view currently enjoyed by the occupants of No 3
Maintenance of 180 degree view is achieved

It is considered these points provide reasonable sharing of views given the alignment of the subject building and the proposed additions

D3 6 Front building line

Councils DCP for Bilgola controls a minimum front building line of 6.5m or the established building line

The current building line is around 11.0m

The proposal before Council has a new front building line at 9.2m to the South East corner of the BBQ deck. This is the most external corner of the addition and from this corner at a distance of 1.8m back the setback distance is returned to 10.0m

The front building line of No 1 is around 10.0m and No 3 is in excess of 13.0m

It is considered the design is a reasonable distance behind the front boundary

To understand the alignment pegs have been placed and surveyed at 7.25m behind the front boundary alignment

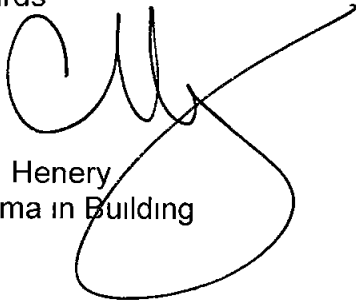
D3 11 Site coverage- Environmentally sensitive land

The proposed in-ground double garage was an intentional design feature for the following reasons

- 1** The design brief includes an additional bedroom and larger lounge. Options were considered for a top storey addition which would have resulted in a taller building and provided greater shadow lines, a forward addition was considered however this would have impacted greater into view sharing responsibilities, and also impacted onto the property of No 3 by curtailing the current benefit of driveway access. As such the reasonable proposal was for an underground garage.
- 2** Such underground garages already dominate in Bilgola Terrace at Nos 3, 4 and 5. The proposal before Council places the garage 0.5m back from the front boundary and also maintains the benefit of access to No 3. As noted in our Statement of Environmental Effects the use of this access driveway to No 3 is by the good nature of the owners of No 2 applying to maintain the access.
- 3** The soil depth over the garage is to be around 0.5m deep with the landscaping to be dry garden type. Councils DCP C1.1 requires a depth of 0.3m for lawn and 0.6m for shrubs. It is considered the dry garden will have adequate depth in 0.5m soil.

I hope Council take the full considerations of the design and the intentions to limit any impacts and maintain current view sharing, access and character of the design

Regards

A handwritten signature in black ink, appearing to be 'CH', with a long horizontal stroke extending to the right and a large loop underneath.

Craig Henery
Diploma in Building

DUNLOP THORPE & CO
CONSULTING SURVEYORS

5th Floor 447 Kent Street
SYDNEY 2000

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DX 988 SYDNEY

Our Ref 16747

Your Ref

25 August 2009

Mr C Henery
Emerald Designs
23 Grevillia Avenue
WARRIEWOOD 2102

Dear Sir,

Re **PROPERTY 2 Bilgola Terrace, Bilgola**

Further to your instructions we have surveyed the height and location of poles erected at the above site to identify the position of the proposed building additions

I hereby certify that these poles stand in the position and at the heights shown on the attached plan

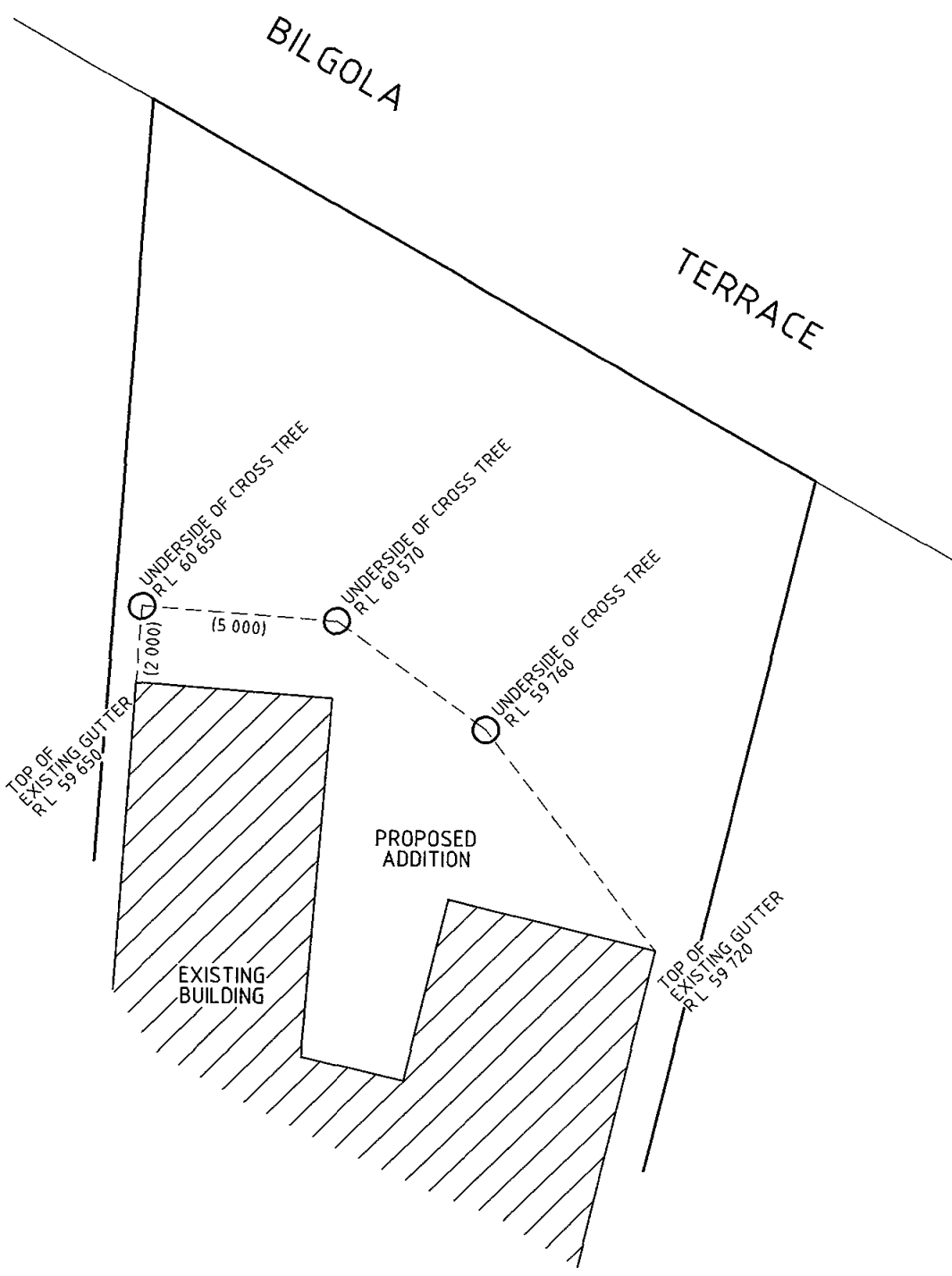
Yours faithfully,
DUNLOP THORPE & CO



James P Thorpe B Surv, MIS Aust
Surveyor registered under
the Surveying Act, 2002

DIAGRAM SHOWING POSITION OF POLES ERECTED TO IDENTIFY
PROPOSED BUILDING ADDITIONS AT 2 BILGOLA TERRACE, BILGOLA

DATE OF SURVEY 25 AUGUST 2009



DUNLOP THORPE & CO. Pty Limited
REGISTERED SURVEYORS
447 KENT STREET SYDNEY 2000
Tel 9283 6677
Fax 9283 6633

○ DENOTES POSITION OF HEIGHT POLE

SURVEYORS REF 16747-1



PITTWATER COUNCIL

ABN61340837871
Telephone 02 9970 1111
Facsimile 02 9970 7150
Postal Address
PO Box 882
Mona Vale NSW 1660
DX 9018 Mona Vale

Proposed Development.

At 2 BILGOLA TERRACE, BILGOLA (Lot 6 DP 822263)

- I am submitting additional information Yes No
- I am submitting amended plans (Plus A4 reduced copy for notification) Yes No
- I have attached further documentation Yes No

In the interests of public transparency please note that any additional information or amended plans you submit regarding this application are available to all interested persons on request and will also be made available on Council's Internet site through Council's Development Application tracking process

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ALL REQUESTED ADDITIONAL INFORMATION IS ATTACHED HEREWITH

Signature