

1 Sept 2025

Mr Alexander Keller
Planner
Northern Beaches Council
Via NSW Planning Portal and Email Alexander.Keller@northernbeaches.nsw.gov.au

Dear Alex,

Re: Response to Request for Additional Information

Application No: DA2025/0817
Address: Lot 25 DP 7568
38 King St, Manly Vale
Proposal: Alterations and Addition to an Existing Dwelling

1. Introduction

This submission of additional information has been prepared by Incidental Architecture in conjunction with Council Planners and engineers and consultants including council planner Alex Keller and Council's Development Engineer, Winny Dong, regarding development application DA2025/0817 for alterations and additions to 38 King St, Manly Vale.

This information is submitted in response to the Request for Information issued by Northern Beaches Council via email on 31st July 2025. This response is supported by the following documentation;

- Amended Architectural Plans, DAC – DA2, Revision B prepared by Incidental Architecture. Drawings DA3-DA9 are unaffected by the amendments.

2. Response to Matters Raised

2.1 Stormwater Design

In discussions with Council's development engineers, it was agreed that the stormwater design for the existing dwelling could be conditioned as part of the consent. There is sufficient space to increase the size of the infiltration trench to accommodate as the lawn extends further south into the area zoned 'Gather and Garden' as noted on the Landscape Plans.

The Hydraulic Engineer who has prepared the system for the proposed works, is willing to be in contact with Winny Dong prior to the issue of the Construction Certificate to ensure council is satisfied with the extent of stormwater disposal.

The proposal will comply with stormwater disposal in accordance with Northern Beaches Council 'Water Management for Development' Policy. The Hydraulics Engineer, who works for another Council has used the following condition before in a similar scenario :

The infiltration system shall be designed, using appropriate software such as DRAINS by a Chartered Engineer included on the NER, to accept rainwater for infiltration of the 1 in 50 year ARI storm, without overflowing, from both the existing and the proposed additional impervious areas. To achieve this outcome, the stormwater system which serves the existing dwelling, shall be reconstructed in accordance with AS3500.3, with a minimum 1 in 50 year design capacity, so that it delivers runoff to the proposed infiltration trench.

2.2 Site Access and Parking

Existing site conditions allow for a single parking space on the existing driveway, behind the front setback line and where the gradient is less than 5%, in accordance with AS2890.1. The parking space that was located on the steeper portion of the driveway has been removed. The Architectural plans have been updated to demonstrate compliance with the relevant standard.

Should council require a second parking space, an area for a parking bay has been included within the front setback. RL's are noted on the Ground Floor plan to demonstrate compliance with AS2890.1, requiring a gradient of less than 5%.

The parking bay has been spaced off the front of the existing dwelling to allow for planting and reduce the impact of the adjacent bedroom as much as possible.

It is proposed this additional parking space is a hardstand of gravel and stone flagging, to present as a landscaped solution and not detract from the streetscape. It is the owner's desire to avoid large expanses of concrete, primarily to reduce any possibility of run off from impervious surfaces on the high side of the house.

The applicant acknowledges the second parking space would be a DCP non-compliance as discussed with Council planners. Due to site conditions, namely the location of the existing house, the only possible location for a second parking space is within the front setback. Although a common scenario in nearby homes of a similar age, the owners, as a one car family, are agreeable to only a single parking space on the existing driveway as an alternative. It is noted that abundant street parking is available.



3 Conclusion

It is the sincere intent of the applicant and owners to thoughtfully and positively contribute to the site and environment. We have endeavoured to provide sufficient information for Council to finalise the assessment and provide DA Approval.

The applicant and owner are happy to provide any additional clarification or information that will assist Council in finalising the prompt assessment of the DA application.

Yours sincerely,

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