



15 July 2025

Attention: Brittany Harrison, Planner

Northern Beaches Council

725 Pittwater Road

Dee Why 2099

**RE: RFI FOR DA APPLICATION DA2025/0489 for Alterations and Additions to a dwelling house
including a garage and studio
FOR 138 Prince Alfred Parade, NEWPORT**

To the Planning Officer,

In response to the additional information requested on the 18th of June 2025, please see responses below addressing each of the items raised during the preliminary assessment of the DA application. Note RFI drawings to be read in conjunction with updated Statement of Environmental Effects (SEE) by James Lovell & Associates ([Refer: 138 Prince Alfred Parade, Newport - SEEv2](#)).

1. Geotechnical Report

The lift has been removed from the application; therefore, the report does not need to be updated.

2. Building Height

The revised design and documentation have been amended to demonstrate compliance with the PLEP 2014 8.5m building height standard. ([Refer: CplusC Architectural Drawings DA029, DA029.1](#)).

3. Front Building Line

The plans of the proposed Garage have been amended to pull the eave back to ensure all structures are located wholly within lot boundaries. ([Refer: CplusC Architectural Drawings DA002](#)).

4. Building Envelope

It is noted the proposed Garage may be supported given the location of the existing and constraints on the land.

The Lift has been removed from the application due to visual bulk attributing to proposal.

The Workshop element has been reconsidered entirely in the context of Clause 10.11 Building Envelope of the P21DCP.

The bulk of the Workshop has been reduced from both the South and West elevations with a reduction of floor area and dimensions. The proposed reduced form has been shaped by Councils' requirements to remain within the building envelope and to step back from the South boundary. **(Refer: *CplusC Architectural Drawing DA029.2*).**

The Applicant has significantly reduced their requirements to satisfy the Councils building envelope control and the Workshop is no longer an additional room but a short extension of the Garage. Internally the scheme will be at minimal amenable ceiling heights along the southern wall.

The floor plan to this level has been reconfigured to demonstrate compliance with the envelope and has been reduced in size considerably. **(Refer: *CplusC Architectural Drawings DA004, DA020, DA021*).**

We respectfully request that Council considers favourably the above items.

If you have any questions or require any further information, please don't hesitate to contact our office on (02) 9690 2211.

Yours sincerely,



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