

13<sup>th</sup> November 2024

**DA2024/1201 for Demolition works and construction of a dual occupancy and strata subdivision at  
286 Sydney Rd, Balgowlah**

**To Whom It May Concern,**

I trust the following response satisfactorily addresses the inquiries raised in the council's letter received on 6 November 2024:

**1. Clause 4.4 - Floor Space Ratio (FSR)**

The following amendments have been made to address the FSR requirements:

- Side walls have been moved 300mm away from both the Eastern and Western boundaries.
- The rear wall has been moved 250mm away from the rear boundary.
- Calculations have been amended to count internal stairs on alternate flights and to include garage space not dedicated to parking.
- An additional page (A101.2) has been included to show these calculations at a larger scale.

These changes result in the following Gross Floor Area (GFA):

- **Level 0:**  $42.5\text{m}^2 \times 2 = 85\text{m}^2$
- **Level 1:**  $61.5\text{m}^2 \times 2 = 123\text{m}^2$
- **Level 2:**  $39\text{m}^2 \times 2 = 78\text{m}^2$

The total proposed GFA is therefore  $286\text{m}^2$ , which represents an FSR of 0.59:1, compliant with the required 0.6:1 under the Manly LEP Plan 2013.

**2. Clause 4.1.4.2 - Site Setbacks and Secondary Street Frontages**

In accordance with the amendments detailed above, the setbacks between parts of the building and the site boundary have been addressed as follows:

**Level 0 & Level 1 (based on a wall height of 5.8m):**

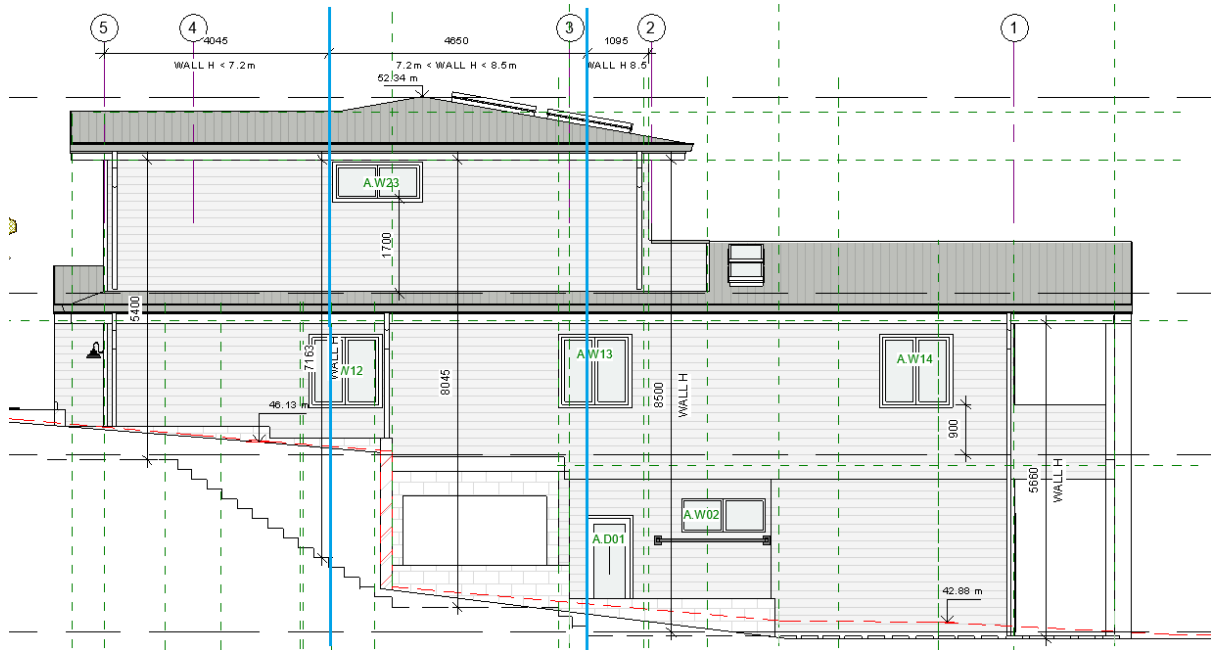
- **Required setback:** Minimum 1.9m
- **Plans dated 24.07.2024 (DA Issue 3):** 1.4m, with a 26.3% variation

- **Revised plans dated 12.11.2024 (DA Rev):** 1.7m, with a 10.5% variation

**Level 2 (based on a wall height of 8.5m):**

- **Required setback:** Minimum 2.8m
- **Plans dated 24.07.2024 (DA Issue 3):** 2.1m, with a 25% variation
- **Revised plans dated 12.11.2024 (DA Rev):** 2.4m, with a 14.3% variation

Please note that the wall height of 8.5m applies only to a small section between grids 2 and 3. From grid 3 to grid 5 (towards the front façade), the wall height decreases, meaning the non-compliance with setback requirements affects only the Level 2 bathroom & Bed 1, with a setback variation that ranges from 0% to a maximum of 14.3%. For further clarification, please refer to the diagram on the East elevation, with mirrored dimensions on the West elevation.



**3. Clause 4.1.5 - Open Space and Landscaping**

Following the adjustments to the building footprint and minor changes to the proposed driveway, the Open Space Area with a minimum horizontal dimension of 3m in any direction has been recalculated as shown in the attached diagram:

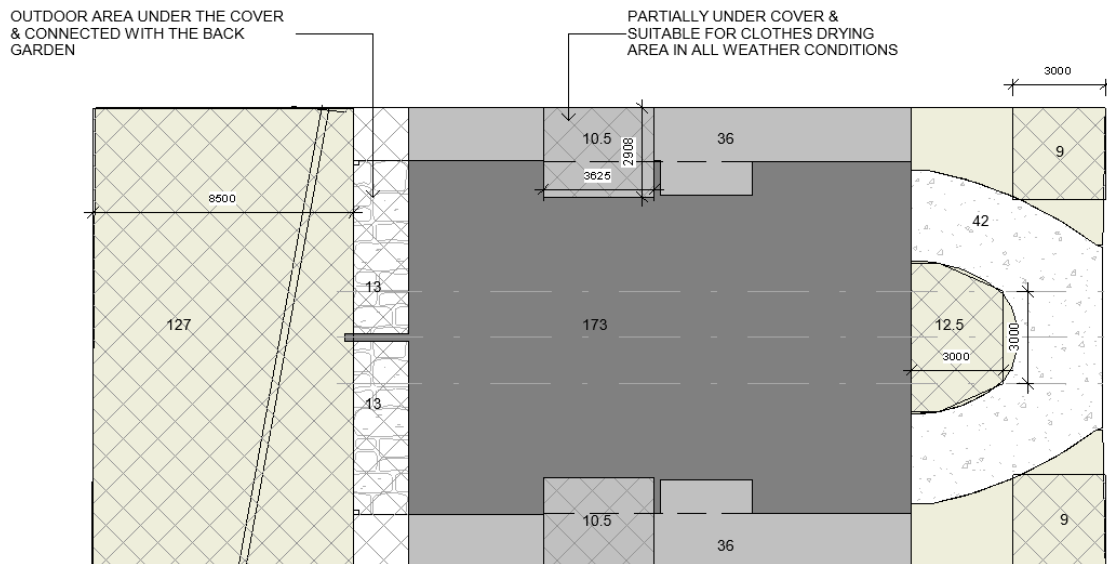
- **Open Space Area:**  $127 + 9 + 9 + 12.5 = 157.5\text{m}^2$  (32%), representing an improvement of 3.3%. The full  $157.5\text{m}^2$  is proposed to be landscaped.

Additionally, the design includes:

- **Covered Outdoor Entertainment (Level 0):**  $2 \times 13\text{m}^2 = 26\text{m}^2$ , paved & under cover outdoor entertainment use.
- **Clothes Drying Area (Level 0):**  $2 \times 10.5\text{m}^2 = 20.5\text{m}^2$  (2.9m x 3.0m), partially covered and designated for clothes drying, which in my opinion should be considered part of the Open Space.
- **Balconies on Level 1:**  $2 \times 5.5\text{m} \times 1.8\text{m} = 19.8\text{m}^2$ , covered to provide weather protection for year-round use, enjoyment of the views, and sun protection for the living spaces. Balcony width has been minimised to ensure privacy for adjacent properties.

These additional areas (total of  $66.3\text{m}^2$  - 13.5%) enhance the practical use of open space, supporting outdoor activities while maintaining privacy and comfort.

While further changes to the design could potentially increase the Open Space, the proposed development effectively creates two equally sized dwellings, each with more open space. Despite some areas being less than 3m in any direction, the design maximise the available open space while maintaining the functionality of the dwellings.



#### **4. Development Engineering – Stormwater**

Please refer to the attached letter prepared by Richard Weber, dated 7 November 2024, for further details regarding the easement information.

#### **5. Development Engineering – Access**

To minimise the loss of on-street parking, the driveway width at the kerb has been revised from the previously proposed 4.8m to 4.0m. For further details, please refer to page A112 of the revised plans.

#### **Conclusions:**

The proposed development seeks approval to replace a dilapidated boarding house with two equally sized three-bedroom dwellings. As the designer, I wish to acknowledge that all feasible measures have been taken to maximise compliance with the Manly LEP and DCP. However, given the steep, relatively small block, achieving 100% adherence to development standards while providing comfortable living spaces has presented challenges.

This proposal aims to provide accommodation for two families and includes off-street parking for four cars. In light of these efforts, we respectfully request that the council assess and support the application on a merit basis.

Regards,

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