

1 July 2025

General Manager
Northern Beaches Council
725 Pittwater Rd,
Dee Why, 2099, NSW

Attn: Kye Miles (Planner)

Dear Kye,

**Re: Request for Information
Development Application No: DA2025/0354 for Demolition works and construction
of a dwelling house at 70 Hilma Street, Collaroy Plateau**

Reference is made to your letter dated 10 June 2025, requesting further information to undertake a full assessment of the application. As a result of the letter, minor changes to the plans have been undertaken, as noted below:

- Building height lowered 300mm
- First floor northern side setback increased from 1.778m to 2.244m
- Ground floor rear setback increased 10.152m to 11.612m
- First floor rear setback increased from 10.927m to 11.615m
- Landscaping increased from 157.73sqm (37%) to 169.15sqm (40.01%)
- Northern elevation windows amended as relevant for privacy measures

To support the proposed amendments the following documents have been revised and resubmitted:

- Revised Architectural Plans prepared by Action Plans dated 13 June 2025
- Revised Stormwater Management Plans prepared by Taylor Consulting dated 26 June 2025
- Driveway Plan prepared by Taylor Consulting dated 30 June 2025
- Revised BASIX and NatHERS Certificates prepared by Chapman Environmental Services Pty Ltd dated 19 June 2025.

A response to each matter listed in the RFI letter is provided below:

1. Wall Height and Envelope

The revised architectural plans include amendments which provide full compliance with the wall height and side boundary envelope requirements of the northern façade. Based on the proposed amendments, this concern is now satisfied.

2. Landscaped Area

The revised architectural plans have modified the rear of the dwelling to increase landscaping to full compliance. Based on the proposed amendments, this concern is now satisfied.



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3. Views

The proposed amendments now achieve full compliance with planning controls relating to bulk and scale. The subject views are achieved across a side boundary and relate to an anomaly with the building setback 16m greater than all other properties along the western side of Hilma Street. The proposed amendments allow reasonable view sharing and fully comply with relevant planning controls such as building height, wall height, setbacks and side boundary envelope. This in turn dictates what is considered to be reasonable view sharing across the site. On this basis, the proposed amendments allow for reasonable view sharing and this concern is now satisfied.

4. Privacy

The proposed amendments have W9 and W10 as high sill windows to low use rooms. W12 has been amended to opaque glazing up to 1.6m. Based on the proposed amendments, the proposal will not have an adverse impact on the privacy of the northern neighbour, this concern is now satisfied.

Summary

We trust that the revised and additional information addresses Councils original concerns, and that the application can now be finalised for determination.

If you have any queries please do not hesitate in contacting me.

Kind Regards

Mathew Quattroville

Four Towns Planning

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