
Sent: 2/11/2020 9:44:43 AM
Subject: 42 Beatty Street, Balgowlah Heights - DA2020/1263
Attachments: Letter Council 1.1.pdf;

Hi Adam,

See attached submission. Feel free to call me if you have any questions.

Regards,

Geoff Goodyer | Principal Town Planner | Symons Goodyer Pty Ltd
Town Planning and Development Consultants
M 0413 361 483
PO Box 673 Balgowlah NSW 2093

2 November 2020

General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Adam Croft

Dear Mr Croft,

Re: 42 Beatty Street, Balgowlah Heights – DA2020/1263

This submission has been prepared on behalf of Kathy and Ross Taylor, the owner and residents of the neighbouring property to the south at 40 Beatty Street, Balgowlah Heights.

Mr and Mrs Taylor object to the proposal and, in particular, the proposed gable end of the roof on the southern side. The grounds for this objection are as follows:

Height, bulk and scale

The proposed gable end of the roof on the south side contributes to an excessive bulk and scale of the building when viewed from the neighbouring property.

The ridge of the roof is located approximately 1250mm from the boundary and will have a height of 12.27m above the existing ground level (ridge RL25.23, existing ground as shown on the survey RL12.96).

If building height is measured to an interpolated ground level it exceeds the 8.5m building height control in clause 4.3(2) of MLEP 2013. In this regard, the average of the ground levels at the south-eastern corner (RL12.85) and south-western corner (RL19.70) is RL16.275, so the ridge (RL25.23) has a building height of 8.955m.

It is noted that the applicant has not submitted a request to vary the building height control under clause 4.6 of MLEP 2013. In these circumstances the proposal cannot be approved.

The height of the proposed gable end of the roof is excessive due to its proximity to the side boundary.

The proposal also breaches the wall height and roof allowance provisions of Part 4.1.2 of the MDCP 2013. IN this regard the applicant's Wall Height Analysis (Drawing A 100 -C) is incorrect.

Symons Goodyer Pty Ltd
Town planning and
development consultants

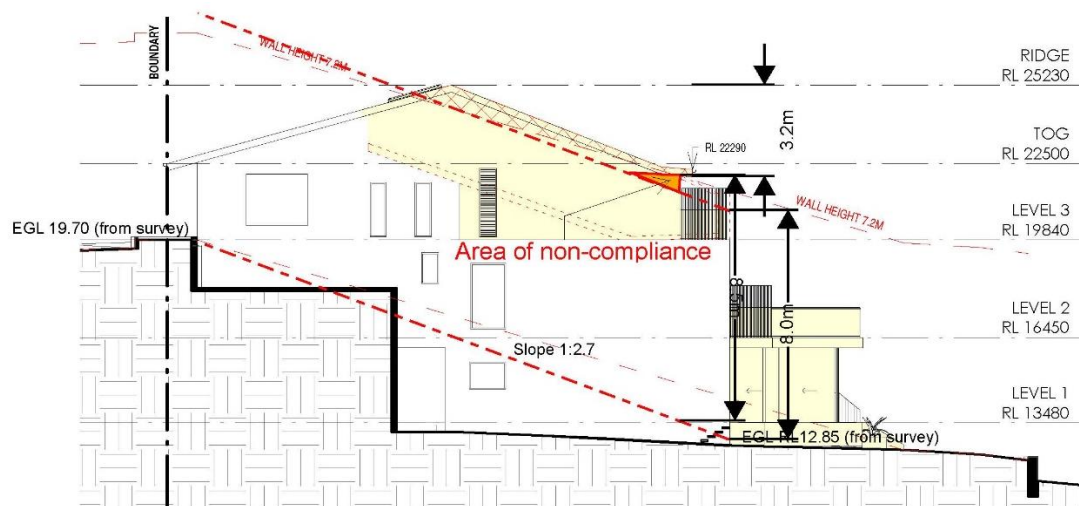
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Firstly, wall height is measured to the underside of the eaves (see definition of “*wall height*” in the Dictionary to MDCP 2013), and this has implications for the calculation of the roof allowance. Secondly, the wall length is incorrectly shown in the diagram. The following is a marked-up version of the diagram that I have prepared that shows the correct calculations:



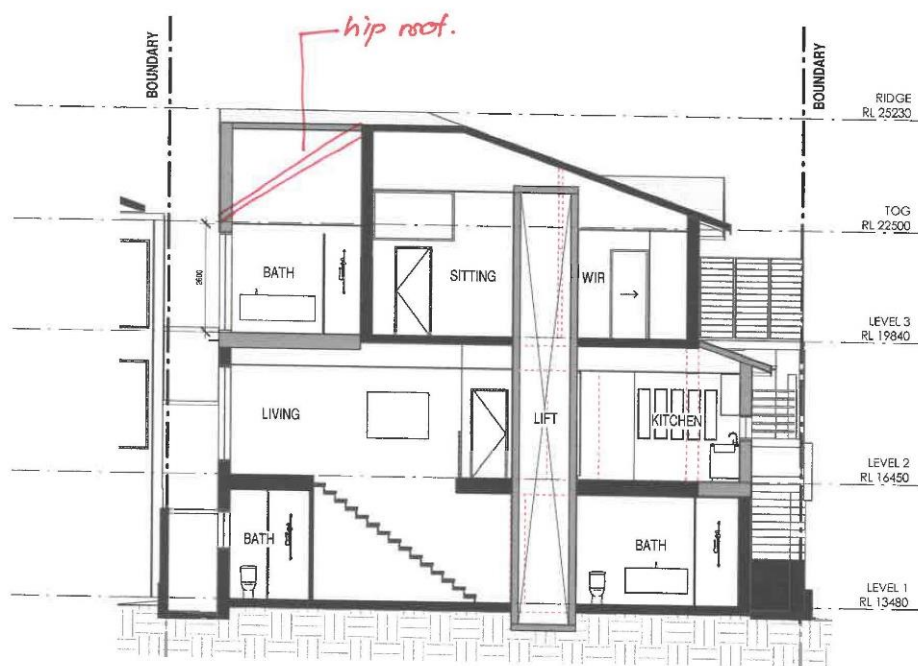
3 ANALYSIS WALL HEIGHT

It can be seen from this analysis that the maximum permitted wall height is 8.0m and the proposal has a wall height of 8.5m. The maximum permitted roof allowance is 2.5m and the proposal has a roof allowance of 3.2m.

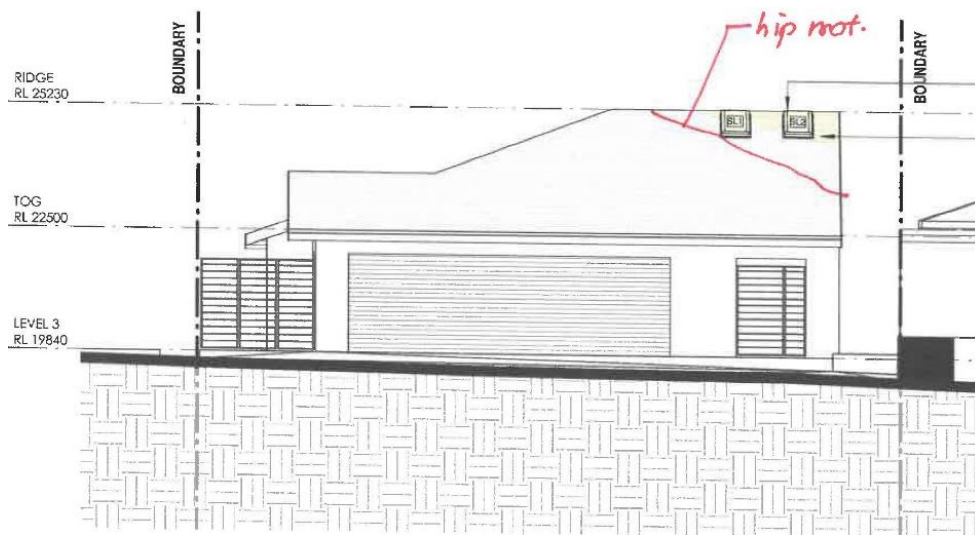
The height, bulk and scale of the building can be mitigated by changing the roof form from a gable end to a hipped roof. In this way the bulk of the roof form would be reduced. It would also result in an aesthetically balanced built form.

There is no identified need for the roof form to be gable ended, either structurally or architecturally. Nor is there a shortage of internal storage space that would result in a demand for additional roof storage. The gable-ended roof form is creating unnecessary impacts.

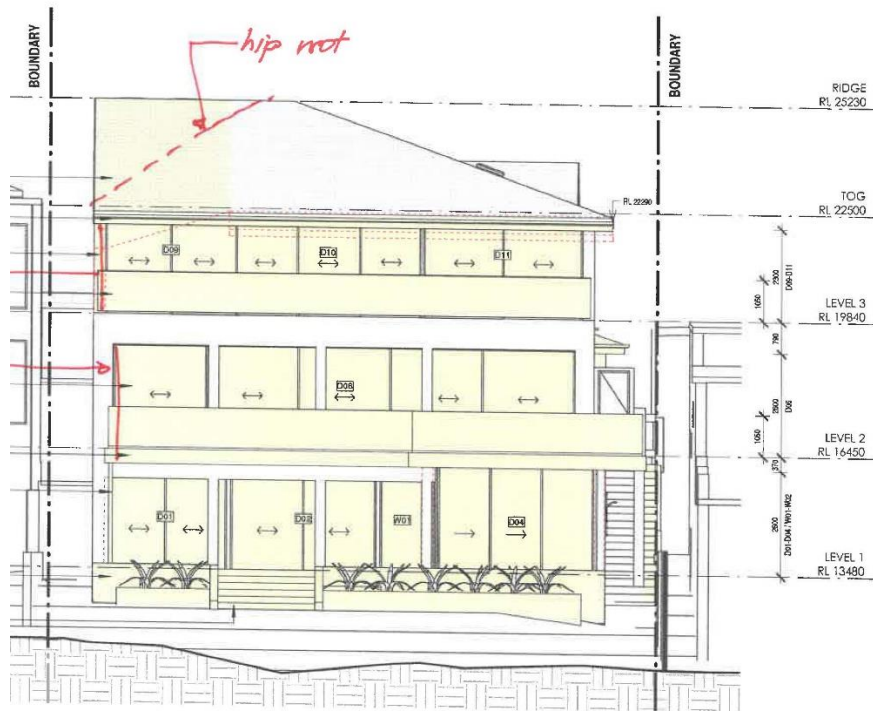
The following marked up drawings provide a guide as to how a hipped roof-form could be achieved:



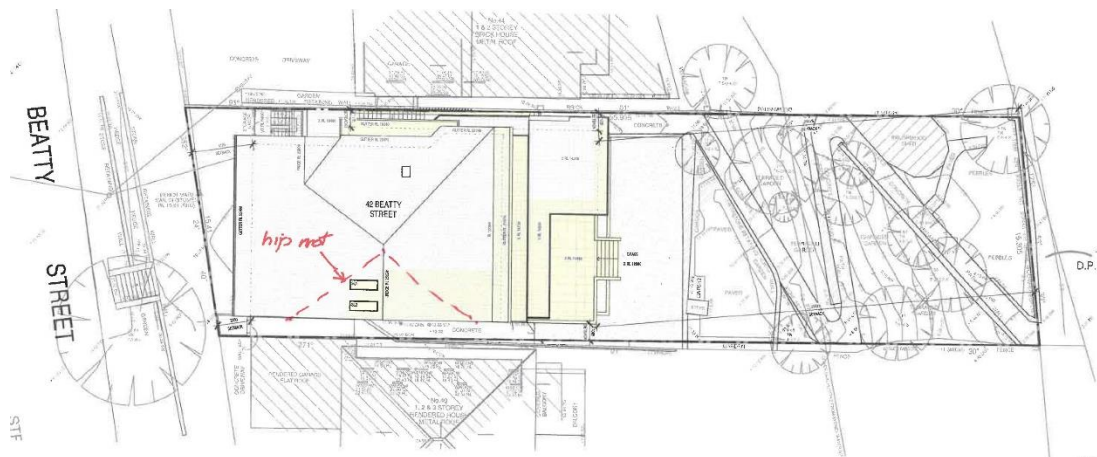
1
02 21 SECTION 2
1 : 100



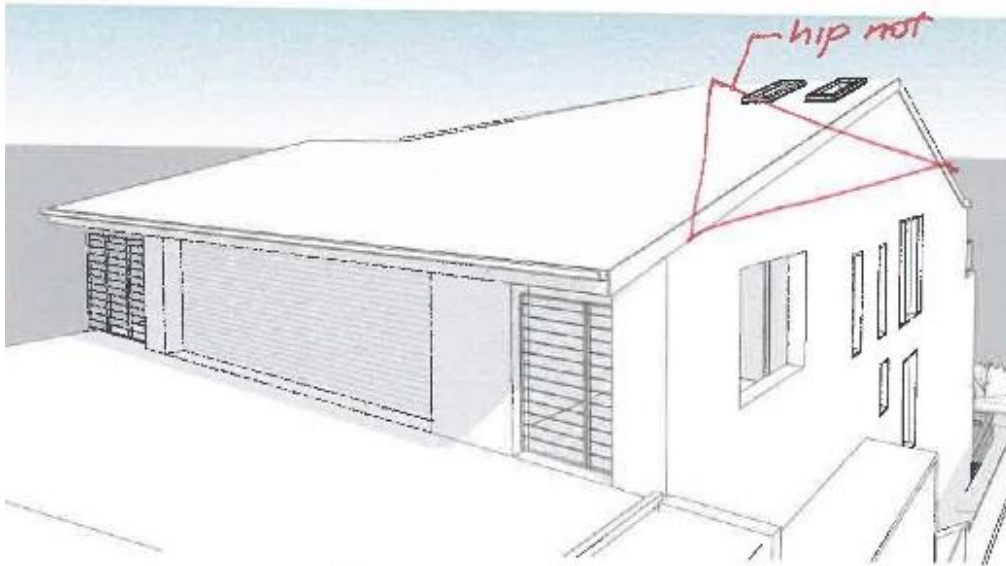
1
13 WEST ELEVATION
1 : 100



1 EAST ELEVATION
12 1:100



1 SITE PLAN
01 1:200



Overshadowing

Mr and Mrs Taylor's house is located directly to the south of the subject site. The breaches of the building height and wall height control identified above result in additional overshadowing of Mr and Mrs Taylor's house and principle private open space (although the shadow diagrams do not show the extent of the private open space at 40 Beatty Street so the impact cannot be quantified).

Conclusion

The proposed development breaches the building height and wall height controls in MLEP 2013 and MDCP 2013. The breaches of these controls result in direct impacts on the amenity of Mr and Mrs Taylor's property in terms of bulk and scale and overshadowing.

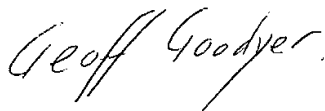
The proposal does not achieve the objectives of the controls relating to building height and wall height, in particular:

- (b) to control the bulk and scale of buildings,*
- (d) to provide solar access to public and private open spaces and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings,*

The impacts arising from the proposed development may be mitigated by amending the roof form of the development from a gable-ended roof to a hipped roof, as shown in this submission.

Thank you for providing Mr and Mrs Taylor with the opportunity to make a submission regarding this development proposal and to bring to your attention the impacts that it will create on their amenity. If you have any questions please feel free to contact me.

Yours sincerely,



Geoff Goodyer
Symons Goodyer Pty Ltd

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