

Ref: 16057

24 October 2016

The General Manager
Northern Beaches Council
Village Park,
1 Park Street,
MONA VALE NSW 2103

Attention: Tyson Ek-Moller

Dear Tyson,

RE: Development Application No. N0090/16 for construction of a new dwelling house at 34 Coasters Retreat, Coasters Retreat (Lot 12, DP25653).

This letter accompanies amended plans and additional consultants reports in response to your letter dated 7 September 2016. I have been engaged by the owner of the property David Epstein, to review Council's request and to advise in relation to the additional information sought by Council and prepared by the various consultants.

In summary the following amendments are proposed:

- 1) *South west corner of southern deck deleted;*
- 2) *Slatted timber screen extended between the two pavilions;*
- 3) *Sliding timber privacy screen on the side of the living room window to be fixed;*
- 4) *Footings locations amended to address potential impact on Tree 10 from footing F5 and Tree 1 (Cedar) from F26;*
- 5) *Roof 2 has been cut back to reduce the impact on the canopy of Tree 1 (refer drawing 08).*

The following summary is provided in the order of the items listed in Council letter dated 7 September 2016.

1. Tree and vegetation issues

In response, exploratory root investigation was carried out on site and a further report prepared by Mia Dalby-Ball – Director of Ecological Consultants Australia, Tree Root Investigation Report, dated 23 October 2016.

The investigation recommends an adjustment to the footings to clear roots encountered on the SRZ of Tree 1 (Cedar) and Tree 10.

Roof 2 is also to be cut back slightly on the south west corner as shown on Drawing 08 in order to reduce the impact on the canopy of Tree 1.

It is also recommended that even though roots were not encountered in the area where the waste water tanks are proposed, the works in this area are to be supervised by the Arborist.

2. Waste Water management

The Geotechnical Engineers report has been updated (dated 27 September 2016) and addresses the geology of the area where the on site sewage management system is proposed. Stormwater and Wastewater is addressed in Section 10.5 of the report.

3. Visual Privacy

Visual privacy concerns are addressed by the following amendments as requested and are detailed on Drawing 07:

- *The south west corner of southern deck is deleted;*
- *The slatted timber screen is extended between the two pavilions;*
- *The sliding timber privacy screen on the side of the living room window is to be a fixed screen.*

4. External materials and colours

The external materials and colours schedule is included on the Drawing 17 of the mended drawing package.

5. BASIX

It is understood that there is agreement that an amended BASIX assessment can be provide at a later date if required.

6. View sharing

A Photographic analysis and view and visual impact assessment report has been prepared by Adam Clarke Surveyor and Mia Dalby-Ball – Director of Ecological Consultants Australia,

dated 23 October 2016. The assessment is based on profiles erected on site, the position and height of which have been certified by Adam Clarke, Surveyor.

As can be seen from the analysis provided there will be no impact on views or adverse visual impact on the adjoining house to the north east at 33 Coasters Retreat.

In relation to the house at 37 Coasters Retreat there will be a minor impact on the side view across the roof of the proposed northern pavilion, from the lower balcony. There will still be a view of the tree canopy above the roof. Considering the view in question is a side view and the proposal complies with the 8.5m height of buildings standard and the building envelope, the impact on the view is within the reasonable expectations for a complying development on the subject site.

The balcony in question wraps around the front of the house, from where the north and north west aspect and view and outlook to the front and to the basin, will be unaffected.

Conclusions

The additional information provided particularly in relation to impacts on trees and vegetation, waste water management and geotechnical advice and the view sharing analysis adequately respond to the issues raised. The architectural drawings have also been amended to incorporate the privacy measures as requested and the footings have also been amended and the roof of the southern pavilion modified to address concerns in relation to potential impacts on tree roots and tree canopy.

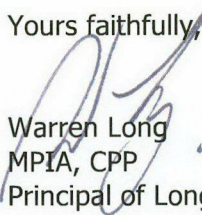
The impacts on the view and outlook from the adjoining properties is minor and is considered to be reasonable given the pavilion design of the house and creative roof forms and compliance with the height of buildings standard. The new house will be an attractive new building that responds very well to the steep slope, and adapts well to the forested nature of the site and maintains a dominance of landscaping over the built form.

A detailed response to the issues raised by the owner of the adjoining property has also been prepared by the owner of the property and is submitted with the amended drawings. I endorse the comments provided and in particular the references to the DCP.

I trust that these comments and our response to the matters raised, and addressed in the amended plans and consultants reports are of assistance. For the reasons outlined in this submission and the accompanying documentation, I support the proposal as amended, and I consider that Council's favourable determination of this development application is warranted.

Please contact me directly if there is anything further that you require to complete your assessment of the application.

Yours faithfully,


Warren Long
MPIA, CPP

Principal of Longitude Planning Pty Ltd

Ref: 16057

24 October 2016

The General Manager
Northern Beaches Council
Village Park,
1 Park Street,
MONA VALE NSW 2103

Attention: Tyson Ek-Moller

Dear Tyson,

RE: Development Application No. N0090/16 for construction of a new dwelling house at 34 Coasters Retreat, Coasters Retreat (Lot 12, DP25653).

This letter accompanies amended plans and additional consultants reports in response to your letter dated 7 September 2016. I have been engaged by the owner of the property David Epstein, to review Council's request and to advise in relation to the additional information sought by Council and prepared by the various consultants.

In summary the following amendments are proposed:

- 1) *South west corner of southern deck deleted;*
- 2) *Slatted timber screen extended between the two pavilions;*
- 3) *Sliding timber privacy screen on the side of the living room window to be fixed;*
- 4) *Footings locations amended to address potential impact on Tree 10 from footing F5 and Tree 1 (Cedar) from F26;*
- 5) *Roof 2 has been cut back to reduce the impact on the canopy of Tree 1 (refer drawing 08).*

The following summary is provided in the order of the items listed in Council letter dated 7 September 2016.

1. Tree and vegetation issues

In response, exploratory root investigation was carried out on site and a further report prepared by Mia Dalby-Ball – Director of Ecological Consultants Australia, Tree Root Investigation Report, dated 23 October 2016.

The investigation recommends an adjustment to the footings to clear roots encountered on the SRZ of Tree 1 (Cedar) and Tree 10.

Roof 2 is also to be cut back slightly on the south west corner as shown on Drawing 08 in order to reduce the impact on the canopy of Tree 1.

It is also recommended that even though roots were not encountered in the area where the waste water tanks are proposed, the works in this area are to be supervised by the Arborist.

2. Waste Water management

The Geotechnical Engineers report has been updated (dated 27 September 2016) and addresses the geology of the area where the on site sewage management system is proposed. Stormwater and Wastewater is addressed in Section 10.5 of the report.

3. Visual Privacy

Visual privacy concerns are addressed by the following amendments as requested and are detailed on Drawing 07:

- *The south west corner of southern deck is deleted;*
- *The slatted timber screen is extended between the two pavilions;*
- *The sliding timber privacy screen on the side of the living room window is to be a fixed screen.*

4. External materials and colours

The external materials and colours schedule is included on the Drawing 17 of the mended drawing package.

5. BASIX

It is understood that there is agreement that an amended BASIX assessment can be provide at a later date if required.

6. View sharing

A Photographic analysis and view and visual impact assessment report has been prepared by Adam Clarke Surveyor and Mia Dalby-Ball – Director of Ecological Consultants Australia,

dated 23 October 2016. The assessment is based on profiles erected on site, the position and height of which have been certified by Adam Clarke, Surveyor.

As can be seen from the analysis provided there will be no impact on views or adverse visual impact on the adjoining house to the north east at 33 Coasters Retreat.

In relation to the house at 37 Coasters Retreat there will be a minor impact on the side view across the roof of the proposed northern pavilion, from the lower balcony. There will still be a view of the tree canopy above the roof. Considering the view in question is a side view and the proposal complies with the 8.5m height of buildings standard and the building envelope, the impact on the view is within the reasonable expectations for a complying development on the subject site.

The balcony in question wraps around the front of the house, from where the north and north west aspect and view and outlook to the front and to the basin, will be unaffected.

Conclusions

The additional information provided particularly in relation to impacts on trees and vegetation, waste water management and geotechnical advice and the view sharing analysis adequately respond to the issues raised. The architectural drawings have also been amended to incorporate the privacy measures as requested and the footings have also been amended and the roof of the southern pavilion modified to address concerns in relation to potential impacts on tree roots and tree canopy.

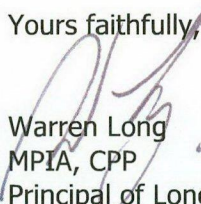
The impacts on the view and outlook from the adjoining properties is minor and is considered to be reasonable given the pavilion design of the house and creative roof forms and compliance with the height of buildings standard. The new house will be an attractive new building that responds very well to the steep slope, and adapts well to the forested nature of the site and maintains a dominance of landscaping over the built form.

A detailed response to the issues raised by the owner of the adjoining property has also been prepared by the owner of the property and is submitted with the amended drawings. I endorse the comments provided and in particular the references to the DCP.

I trust that these comments and our response to the matters raised, and addressed in the amended plans and consultants reports are of assistance. For the reasons outlined in this submission and the accompanying documentation, I support the proposal as amended, and I consider that Council's favourable determination of this development application is warranted.

Please contact me directly if there is anything further that you require to complete your assessment of the application.

Yours faithfully,


Warren Long
MPIA, CPP

Principal of Longitude Planning Pty Ltd