

17 March 2025

The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attention: Mr. Simon Ferguson Tuor

Re: Amended Plans and Reports
Property: 11 Darius Avenue, North Narrabeen
Development Application: DA2024/1678

Dear Mr. Ferguson Tuor,

We refer to the above mentioned development application and Council's letter dated 13 February 2025 requesting additional information to allow for the assessment of the development application. This letter supports the following amended plans and additional information including;

- *Architectural Plans numbered 5161-24 01-1, 01-2, 03 – 22 Issue A, B and C dated 12, 27 November 2024, 17 and 19 February 2025 prepared by Lyle Marshall and Partners Pty Ltd.*
- *Proposed 3D Image 23 – 25 issue A dated 12 November 2024 prepared by Lyle Marshall and Partners Pty Ltd.*
- *Existing and Proposed Shadow Diagrams numbered 26 – 28 Issue A dated 12 November 2024 prepared by Lyle Marshall and Partners Pty Ltd.*
- *Structural Plans prepared by Taylor Consulting.*
- *Certificate of Structural Adequacy dated 17 March 2025 prepared by Taylor Consulting.*
- *Certificate of Structural Design dated 17 March 2025 prepared by Taylor Consulting.*
- *Stormwater Management Plans dated 17 March 2025 prepared by Taylor Consulting.*
- *Flood Risk Management Plan dated 17 March 2025 prepared by Taylor Consulting.*
- *Arboricultural Impacts Assessment dated 22 February 2025 prepared by Arbor Express.*
- *Basix Certificate No. A1773543_02.*

The amended plans are summarised as follows:

- Change existing studio to garage/storage and deleted internal walls and bathroom.
- Deletion of the timber deck on the eastern side of the garage/studio and inclusion of a garage door on the east elevation of the garage/storage area.
- Change proposed storage at the rear of the garage/storage to studio with bathroom.
- South elevation of proposed studio to include window openings facing the rear yard/pool.
- Increase the rear setback of the studio building to 3.34m from the rear boundary.
- The area between the studio and rear boundary will be soft landscaped area.
- The built form of the studio addition is amended to include horizontal FC cladding.
- The landscaped area has been amended to 279.77m² and 50.2% of the site area.
- The existing/approved garage (DA 0298/14) has been retained as a garage/storage area and the proposed studio is at the rear of this space.

The items listed in Council's letter dated 13 February 2025 are addressed below.

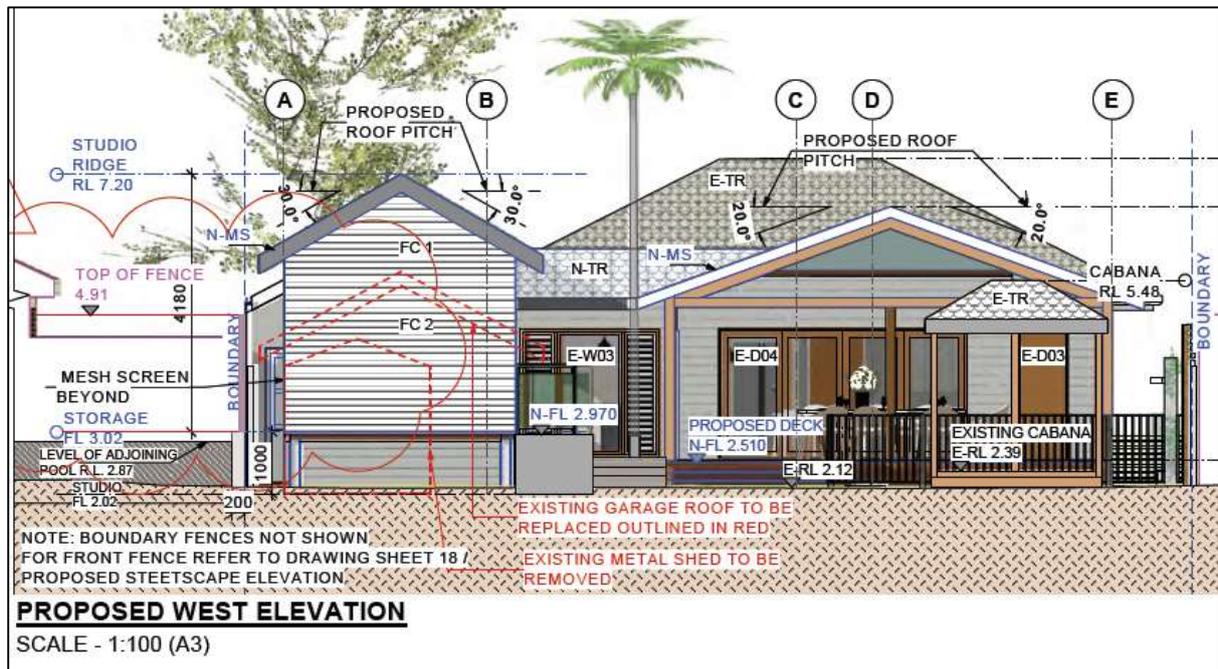
1. Pittwater 21 DCP

D14.8 Side and rear building line

The amended plans have increased the setback of the proposed studios to 3.34m from the rear boundary. The amended plans have reduced the length of the studio from 7.225m to 5.325m reducing the bulk and scale of the proposed studio element.

Additionally, it is noted that the studio structure adjoins an elevated portion of the rear yard at 13 Darius Street and will not result in unreasonable visual bulk and scale impacts to this adjoining property. The level of the rear yard of 13 Darius Street is shown on the west elevation Plan No. 16 with an extract in **Figure 1** below.

Figure 1 – Relationship between the proposed studio and elevated rear yard and boundary fence to 13 Darius Steet.



The reduced scale of the proposed studio and increased setback from the rear boundary ensures the structure is consistent with the outcomes listed at Part D14.8 – Side and Rear Building Line of the DCP as follows:

- The proposed structure will not result in unreasonable bulk and scale impact.
- The proposed structure will not result in a loss of views or vistas from the public or private places.
- The proposed studio structure does not result in unreasonable amenity impacts including privacy or overshadowing.
- The proposal allows for increased landscaped area at the rear of the site and retention of the Paperbark tree at the north-west corner of the site.

D14.12 Landscape Area – General

Plan No. 11 prepared by Lyle Marshall Architects includes a calculation of the landscaped area. The landscaped area calculation is 279.77m² and 50.2% of the site area noting this calculation includes 6% of the total landscape as impervious landscaped area (raised deck, stair and pool) that is permissible subject to the variations (ii) at Part 14.12 of the DCP.

The amended plans have increased the landscaped area by increasing the setback of the studio element by a minimum of 3m from the rear boundary at the north-west corner of the subject site.

2. Insufficient Information

Works within 5m of tree

The amended plans are supported by an Arboricultural Impact Assessment prepared by Arbor Express. The report assesses Tree 1 and Tree 2, Tree 1 is located at the rear north-west corner of the subject site and Tree 2 is located within the front setback and are identified for retention. The report concludes that there will be minimal impact on the vitality of Tree 1 and this is achieved by utilising brick pier and bearer joist system that can bridge over the existing roots of the tree.

Additional sections

Plan No. 19 prepared by Lyle Marshall Architects provides an east-west (long section) through the proposed garage/storage area and proposed studio.

Secondary dwelling

The amended plans (Plan No. 14 – Proposed Ground Floor Plan) has removed the kitchen and bathroom from the area nominated in the amended plans as a garage/storage area. It is noted that this area was previously shown as approved under DA 0298/14, however condition 7 states:

This approval/consent relates only to the new work nominated on the approved consent plans and does not approve or regularise any existing buildings or structures within the property boundaries or within Council's road reserve.

In accordance with telephone and email correspondence with Council the plans have been amended to retain this structure as a garage/storage area and the proposal includes a studio at the rear of the structure. The studio does not include a separate kitchen and therefore is not assessed as a secondary dwelling. The proposed amended plans include windows on the south elevation of the studio opening to the back yard of the subject site.

3. Internal Referrals

Flooding

The amended plans are supported by a Flood Risk Management Plan prepared by Taylor Consulting. In summary the report includes recommendations and strategies to ensure compliance with Pittwater 21 Development Control Plan, Section B General Controls, Part B3.11 Flood Prone Land.

If you require additional information or clarification of issues raised in this letter, please contact Garry Chapman at garry@chapmanplanning.com.au.

Yours faithfully,

A handwritten signature in blue ink that reads "Garry Chapman".

Garry Chapman
Director
[Chapman Planning Pty Ltd](#)