



15 March 2024

Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Adam

Application Details:	DA2023/1532
Address:	15 Ocean Road, Palm Beach
Subject:	New multi-level dwelling

From the onset, we would firstly like to thank you for the assistance you have offered thus far with this application.

In terms of moving forward, this letter has been prepared in response to your RFI letter dated 24 January, 2024, for the purpose of addressing the remaining matters raised across your correspondence.

In terms of the range of architectural changes made to the proposal since original submission, these are as follows:

Lower Ground Floor

- Reduction of excavation in garage by 1600mm;
- Footprint further reduced in NW corner behind lift with the intent of providing greater levels of deep soil; and
- Internal layout slightly amended to suit reduction of the footprint.

Upper Ground Floor

- Upper ground floor level reduced by 200mm; and
- NW corner - external stairs deleted to allow for more deep soil

First Floor

- First floor level reduced by 400mm;
- South (side) setback increased by 2100mm;
- Side windows of bedroom 01, bedroom 03 and bedroom 04 removed; and
- Internal layout amended to suit reduction of the footprint.

Second Floor

- Second floor level reduced by 800mm;
- South (side) setback increased by 3225mm and 1600mm;
- East (front) setback increased by 3000mm and 2000mm; and
- Internal layout amended to suit reduction of the footprint.

Roof

- Roof level reduced by 1200mm;
- South (side) setback increased by 3225mm and 1600mm; and
- East (front) setback increased by 3000mm and 2000mm.

In terms of visual perception of bulk, the revisions demonstrate a substantive decrease to the volume of the development as interpreted from both the public domain and neighbouring properties.

The revised Section prepared by BJB Architects (Figure 1), more clearly represents this reduction noting the original red hatched building envelope and the reduction in scale annotated in yellow.

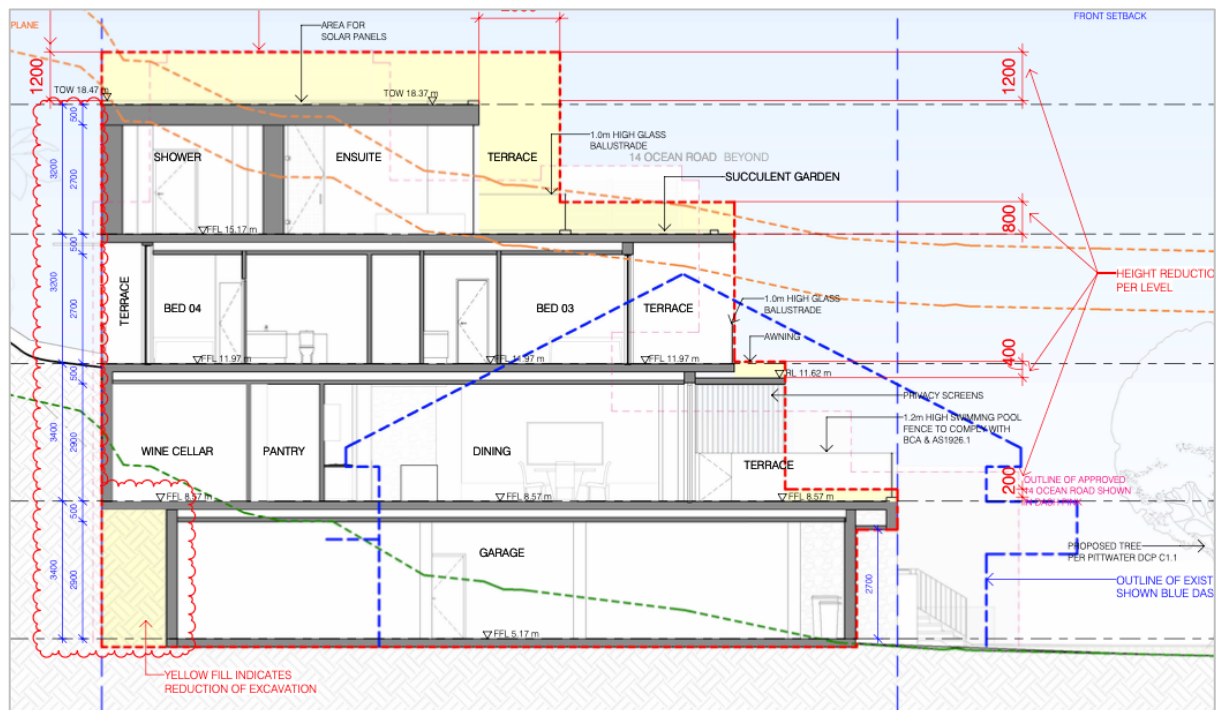


Figure 1: Section 01
Source: BJB Architects

Furthermore, the overall extent of excavation has been reduced while the extent of deep soil area to the site has been increased. The increase in deep soil is most evident within the north-western corner of the upper ground floor plate.

The extent of glazing oriented towards the side boundaries has been adjusted serving to further enhance reciprocal privacy outcomes while the overall while the built form character of the development now presents vastly improved and far more sympathetic to the immediate context which is made evident in Figures 2 and 3 below being the originally submitted development perspective (**Figure 2**) and the revised proposal provided as (**Figure 3**).



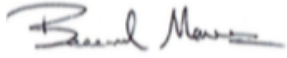
Figure 2: Original Perspective
Source: BJB Architects



Figure 3: Revised Perspective
Source: BJB Architects

I trust this detail provided above satisfied Council's outstanding matters pertaining to this application. If you require any further information further to that detailed above, please do not hesitate to contact the undersigned directly.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "Bernard Moroz". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bernard Moroz
Managing Director