



25 May 2022

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

Attention: Thomas Burns

Dear Thomas,

DA 2022/0005 21 Moore Street, Clontarf

In reference to the Council's letter of 26 April 2022, providing comments on the development application as mentioned above. The applicant has considered all of the issues raised, and modified plans accompany this letter.

The key changes to the plans are listed below:

Roof

- Demolish small additional section of central roof over the corridor
- Revise new roof form at rear to a lower RL

Level 1

- Master bed revised to allow for increased setback to eastern side of 2.1 metres
- Master bed reconfigured into previously proposed corridor/ balcony area
- Master bedroom /ensuite/ robe reconfigured
- Balcony deleted for Master bedroom and Bedroom 2

Ground Level

- Increased setback of 2.1 metres for rear part of deck
- Solid wall to eastern side of deck (instead of privacy screen)
- BBQ added to deck

Lower Ground Level

- Increased setback of 2.1 metres for eastern fin wall/screen

The modifications are considered to address all of Council's concerns appropriately. Below we discuss each of the items raised in the Council's letter.

1. View Loss

The roof form has been modified to allow for a reduced RL at the rear where the roof was proposed to be squared up. Additionally, this the lower roof form has been extended to the west. The combination of these factors will open up the view for neighbours allowing for the retention of the land-water interface and further extending the area of this view from what is currently available.

2. Height of Buildings

Additional levels have been provided to demonstrate the existing fall of the site and ensure that an accurate height plane is provided. The existing rock shelf does create an unusual topography, and it is considered that this had not been identified in Council's initial correspondence. The height of 8.3 metres reflected on the plans, is considered to be accurate to the existing ground level and the undisturbed nature of the site.

3. Floor Space Ratio

As the view loss issue has been resolved, the Clause 4.6 provided will appropriately support the variation proposed.

4. Wall Height

The wall height has been reduced through the inclusion of the increased setback for the upper level on the eastern elevation. This will resolve this concern allowing for a more articulated and broken up wall presenting to neighbours on this elevation.

Summary

Accordingly, we believe that all of the Council's concerns have been satisfactorily addressed and resolved in the amended plans. The lowering of the roof and increased eastern setback will result in an appropriate development, worthy of consent.

We welcome discussion with Council to ensure that the application can be finalised promptly as possible. If there are any further enquiries on any matters in this regard, please do not hesitate to contact me on 0413341584.

Yours faithfully,



Sarah McNeilly
Director
Watermark Planning