

23rd November 2021
MPS Ref: 61/2021

The General Manager
Northern Beaches Council
PO Box 82
MANLY 1655

Attention: Adam Mitchell

Dear Adam

**PROPOSED RESIDENTIAL FLAT BUILDING
142 OCEAN STREET, NARRABEEN
DA 2021/1166**

I refer to the subject application and to Council's letter dated 27th October 2021. The following is the applicant's response to the matters as raised within that letter. This submission is to be read in conjunction with the following documentation:

- Revised Architectural Plans prepared by Popov Bass Architects, Job No. 0586, Revision B and dated 22/11/21.
- Revised Landscape Plans prepared by Jane Britt Design, Issue B and dated 18/11/21.
- Revised Stormwater Management Plans prepared by Capital Engineering Consultants, Project No. SW21079, Revision D and dated 22/11/21.
- Letter from Capital Engineering Consultants, Ref. No. SW21079.L01 and dated 22/11/21.
- Letter from Acoustic Logic, Ref. No. 20211504.1/2211A/RO/AS and dated 22/11/21.
- Letter from Crozier Geotechnical Consultants, Project No. 2021-073 and dated 10/11/21.
- Clause 4.6 Variation prepared by Minto Planning Services and dated 23/11/21.

Response to Issues

The following responses are provided to the issues as raised by the Council.

1. Development Engineering

In response to this issue Council's attention is directed to the following documents:

- Revised Stormwater Management Plans prepared by Capital Engineering Consultants, Project No. SW21079, Revision D and dated 22/11/21.

- Letter from Capital Engineering Consultants, Ref. No. SW21079.L01 and dated 22/11/21.
- Letter from Crozier Geotechnical Consultants, Project No. 2021-073 and dated 10/11/21.

It is my understanding based upon these documents that the issues raised under this heading have now been satisfied by the proposal.

2. Waste Management

Council's attention is directed to the Revised Architectural Plans which accompany this submission.

It is advised that the plans provide for the provision of a concrete service path for accessing the bin enclosure.

It is considered that this issue has now been satisfied.

3. Sustainability

Council's attention is directed to the Revised Architectural Plans together with the Revised Landscape Plan which accompany this submission.

It is advised that in response to this issue that the plans have now been amended so as to provide for a green roof for the development.

It is considered that this issue has now been satisfied.

4. Landscaped Area

Council's attention is directed to the Revised Landscape Plans which accompany this submission.

It is advised that the plans have been amended so as to address the issues as raised by the Council within its letter.

It is advised that the provision of the proposed green roof does result in a minor breach of the Council's height of building control. A Clause 4.6 Variation has been prepared in support of this non-compliance.

It is considered that this issue has now been satisfied.

5. Amenity Impact

In response to this issue reference is made to both the Revised Architectural Plans together with the letter from Acoustic Logic, Ref. No. 20211504.1/2211A/RO/AS and dated 22/11/21.

It is advised that in response to this issue that the size of the rooftop terrace has been reduced.

On the basis of the above it is considered that this issue has now been satisfied.

Summary

In summary, it is considered that the issues as raised by the Council have been appropriately addressed by this submission.

We accordingly look forward to Council's continued and favourable consideration of this application.

It is requested that should you have any further queries that you do not hesitate to contact me to discuss.

Yours Sincerely

Andrew Minto
DIRECTOR