

1 April 2020

Our Reference: SYD17/01715/04
Council Reference: DA2018/1183
Planning Portal Reference: CNR-5742

Lashta Haidari
Northern Beaches Council
Civic Centre, 725 Pittwater Road
DEE WHY NSW 2099

Dear Ms Haidari,

MODIFICATION FOR RETAIL & RESIDENTIAL DEVELOPMENT - 2 DELMAR PARADE, DEE WHY

Reference is made to Council's agency referral dated 11 March 2020, regarding the abovementioned modification to Application which was referred to Transport for NSW (TfNSW) for concurrence in accordance with Section 138 of the Roads Act, 1993.

The proposed modification involves the reconfiguration of the following:

- Architectural and Internal changes to unit designs.
- Removing the single aspect south facing units in the centre of the site.
- Increasing the number of through-apartments to increase natural cross ventilation.
- Reconfiguring apartment layouts to orient bedrooms away from Pittwater Road (noise source/acoustic privacy)
- Increasing the expanse of deep soil provided to enable replacement tree planting.
- Reduced extent of blank/solid wall along the street frontage.
- Reduced height of roof slab.
- Rationalisation of basement layout improving potential for deep soil.
- Reconfiguration of central arrangement as a result of relocation of cores and fire stairs.
- Increase from 48 to 53 parking spaces on Basement 2.

TfNSW has reviewed the submission and advises that upon review of the documentation provided, TfNSW raises no objection to the above mentioned modifications to the development consent.

If you have any further questions, David Osborne would be pleased to take your call on 0428 955 780 or please email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee Rathan', written in a cursive style.

Pahee Rathan
Senior Land Use Assessment Coordinator