

3 June 2019

General Manager
Northern Beaches Council
PO Box 82 Manly,
NSW 1655 Australia

**RE: DEVELOPMENT APPLICATION
39 ADELAIDE STREET, CLONTARF, NSW on behalf of
LINKED PROJECT MANAGEMENT
YOUR REFERENCE – DA2019/0145**

**Attn: Adam Croft
Town Planner**

Dear Adam

Further to the meeting with council, Linked Project Management and ourselves on the 20th May 2019, we have amended the design of the first floor in accordance with your request to align the southern wall on the first floor with the east-west ridge line on the existing roof. The Development Application drawings of the amended design are attached to assist in your assessment:

DA 0000	Cover	
DA 0100	Site Analysis	C
DA 0150	Existing Site Plan	B
DA 0151	Existing Lower Ground Floor Plan	B
DA 0152	Existing Ground Floor Plan	B
DA 0153	Existing North + South Elevations	B
DA 0154	Existing East + West Elevations	B
DA 0155	Existing Section	B
DA 0156	Existing Shadow Diagrams - Winter Solstice	B
DA 0157	Existing Shadow Diagrams - Summer Solstice	B
DA 0158	Demolition Plans	B
DA 0200	Proposed Site Plan	D
DA 0201	Proposed Lower Ground Floor Plan	D
DA 0202	Proposed Ground Floor Plan	D
DA 0203	Proposed Level 1 Floor Plan	D
DA 0204	Proposed North + South Elevations	C
DA 0205	Proposed East + West Elevations	C
DA 0206	Proposed Section	C
DA 0207	Proposed Shadow Diagrams - Winter Solstice	B
DA 0208	Proposed Shadow Diagrams - Summer Solstice	B
DA 0211	Notification Plan	C
DA 0212	Notification Proposed North Elevation	C
DA 0213	Notification Proposed South Elevation	C
DA 0214	Notification Proposed East Elevation	C
DA 0215	Notification Proposed West Elevation	C

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needs of our clients.

DA0216	3D View Sheet 1	B
DA 0217	3D View Sheet 2	B
DA 0220	Existing Area Calculations	B
DA 0221	Proposed Area Calculations	B
DA 0222	Sediment + Erosion Control Plan	B
DA 0250	Montage Image 1	B
DA 0251	Montage Image 1	B
DA 0252	Montage Image 1	B
DA 0253	Montage Image 1	B

The amendments to the drawings is summarised below:

Sheet No	Sheet Name	Amendment
DA0100	Site Analysis	- Plan updated to reflect design changes
DA0200	Proposed Site Plan	<ul style="list-style-type: none"> - Increased setback from southern boundary to southern wall of Level 1. Wall aligns with existing east-west roof ridge. - Increased flat roof area to south, opening up view corridor for 37 Adelaide Street. - New skylights shown over stairwell and internal corridor. - Reduced setback to eastern wall of Level 1.
DA0201	Proposed Lower Ground Floor Plan	- No change.
DA0202	Proposed Ground Floor Plan	- Reconfiguration of new stair to Level 1.
DA0203	Proposed Level 1 Floor Plan	<ul style="list-style-type: none"> - Increased setback from southern boundary to southern wall of Level 1. Wall aligns with existing east-west roof ridge. - Increased flat roof area to south, opening up view corridor for 37 Adelaide Street. - Reconfiguration of internal layout. - Reduced setback to eastern wall of Level 1 (complies with requirement of <i>setback = 1/3 of wall height</i>).
DA0204	Proposed North + South Elevations	<p>North Elevation</p> <ul style="list-style-type: none"> - Reduced setback to eastern wall of Level 1 (complies with requirement of <i>setback = 1/3 of wall height</i>). <p>South Elevation</p> <ul style="list-style-type: none"> - Reduced setback to eastern wall of Level 1 (complies with requirement of <i>setback = 1/3 of wall height</i>).
DA0205	Proposed East + West Elevations	<p>West Elevation</p> <ul style="list-style-type: none"> - Increased setback from southern boundary to southern wall of Level 1. Wall aligns with existing east-west roof ridge. That is, the building has less length in the north-south direction. <p>East Elevation</p> <ul style="list-style-type: none"> - Increased setback from southern boundary to southern wall of Level 1. Wall aligns with existing east-west roof ridge. That is, the building has less length in the north-south direction.

		<ul style="list-style-type: none"> - Window to stairwell removed. - Window to Linen removed. - Narrow window to Bed 3 added. Window set in to minimise any privacy issues.
DA0206	Proposed Section	<ul style="list-style-type: none"> - Reduced setback to eastern wall of Level 1 (complies with requirement of <i>setback = 1/3 of wall height</i>).
DA0207	Proposed Shadow Diagrams - Winter Solstice	<ul style="list-style-type: none"> - Updated to reflect revised Level 1 layout.
DA0208	Proposed Shadow Diagrams - Summer Solstice	<ul style="list-style-type: none"> - Updated to reflect revised Level 1 layout.
DA0211	Notification Plan	<ul style="list-style-type: none"> - Increased setback from southern boundary to southern wall of Level 1. Wall aligns with existing east-west roof ridge. - Increased flat roof area to south, opening up view corridor for 37 Adelaide Street. - New skylights shown over stairwell and internal corridor. - Reduced setback to eastern wall of Level 1.
DA0212	Notification Proposed North Elevation	<ul style="list-style-type: none"> - Reduced setback to eastern wall of Level 1 (complies with requirement of <i>setback = 1/3 of wall height</i>).
DA0213	Notification Proposed South Elevation	<ul style="list-style-type: none"> - Reduced setback to eastern wall of Level 1 (complies with requirement of <i>setback = 1/3 of wall height</i>).
DA0214	Notification Proposed East Elevation	<ul style="list-style-type: none"> - Increased setback from southern boundary to southern wall of Level 1. Wall aligns with existing east-west roof ridge. That is, the building has less length in the north-south direction. - Window to stairwell removed. - Window to Linen removed. - Narrow window to Bed 3 added. Window set in to minimise any privacy issues.
DA0215	Notification Proposed West Elevation	<ul style="list-style-type: none"> - Increased setback from southern boundary to southern wall of Level 1. Wall aligns with existing east-west roof ridge. That is, the building has less length in the north-south direction.
DA0216	3D View Sheet 1	<ul style="list-style-type: none"> - Updated to reflect reconfigured Level 1.
DA0217	3D View Sheet 1	<ul style="list-style-type: none"> - Updated to reflect reconfigured Level 1.
DA0221	Proposed Area Calculations	<ul style="list-style-type: none"> - Updated to reflect reconfigured Level 1. - Minor reduction in floor area.
DA0222	Sediment + Erosion Control Plan	<ul style="list-style-type: none"> - Updated to reflect reconfigured Level 1.

DA0250	Montage Image 1	- Montage updated to reflect reconfigured Level 1. Additional view corridor highlighted.
DA0251	Montage Image 2	- Montage updated to reflect reconfigured Level 1. Additional view corridor highlighted.
DA0252	Montage Image 3	- Montage updated to reflect reconfigured Level 1. Additional view corridor highlighted.
DA0253	Montage Image 4	- Montage updated to reflect reconfigured Level 1. Additional view corridor highlighted.

The design has deliberately been crafted to provide the property at 37 Adelaide Street with a view corridor towards Shell Cove and Middle Harbour Marina and even beyond to Pearl Bay; views which are currently obscured by the existing pitched roof form of 39 Adelaide Street. By increasing the setback on the southern side, the neighbour will have even greater access to these dynamic water views for the first time.

We look forward to Councils prompt assessment of this application.

Should you require any further information please do not hesitate to contact us.

Yours sincerely,



Craig Taylor
Registered Architect 7413