



BUILDING DESIGNERS & ENGINEERS

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2 May 2021

Mr. Thomas Burns
Local Approvals Service Unit
Northern Beaches Council

Dear Sir,

RE: The Proposed Development at: 4 Southern Cross Way Allambie Heights DA 2020 /1691

In reply to your letter dated 19th of April, we have obtained the additional information regarding the following matters:

1. Stormwater

I have attached to this email the documents presented at the Pre-Lodgement Meeting which were the main basis why we arranged that meeting. We would be very happy to have been able to achieve the preferred downstream Easement but we were unsuccessful. I have attached the same documents again and we hope if the rear neighbours change their mind in this regard we would gladly accept the easement. Please let us know if the Council can help in any way in this issue so we can gladly cooperate.

2. Access to Sunlight

Please find a certified shadow diagram with the added shadow created by the single storey studio on the southern boundary relating to No. 6 Southern Cross Way. It can be proven that the property in question will receive sufficient sunlight for at least 3 hours starting from 8am in the morning part of the day.

3. Views

The owner will try to position the height polls sometime tomorrow or Wednesday so that the Council personnel will be able to come to the site for viewing the proposed heights.

4. Privacy

We have no problem in accepting the suggested 1.65m high privacy screen as requested in the letter and have already shown it on the plan. Please see the attached Issue B plans.

5. Regarding the CPP

I can only apologise on behalf of the owner since he misunderstood the requirement and omitted to show a photographic proof that the advertisement was placed as requested. He now understands what is required and is willing to oblige to this requirement.

Yours faithfully,

Anthony James