

The Town Clerk  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Re: 2 Wyadra Avenue, Freshwater "Ledge House"  
Subject: Development Application Amendment for new residence and carport

We are pleased to submit a Development Application amendment on behalf of our clients Megan and Mark Aubrey at 2 Wyadra Avenue, Freshwater.

Please find enclosed the following documents:

- **Architectural Drawings** – Elevations and Sections

No: LH DA 200,201,202,300,301 Rev 2 - 09 08 2022

- **Architectural Drawings** – Floor Plans

No: LH DA 100,101,102,103,104 Rev 2 - 09 08 2022

- Revised Parking Platform Traffic Diagrams Rev 2 – 15 08 2022 - with accompanying driveway traffic assessment email by TTW 9 June 2022 approving the revised parking arrangement. Note a 6000mm clear zone as requested by TTW has been provided.

For the proposed amendments to the parking platform, no further reports are required.

As discussed at our previous meeting 5th August the parking platform complies with the building envelope included in Consent for DA2020/0147. There is a covenant defining this envelope which the parking platform must sit within.

We have consulted with TTW traffic engineers and GZ consulting engineers in response to Council's landscape referral concerns. The parking platform has been amended to the absolute minimum compliant and structurally sound solution.

In response to Council's recommendations the amendments are as follows:

- Parking platform shifted west as far as possible
- Structural pylon shifted west as far as possible
- Platform cantilever to the east increased as much as possible
- Timber as proposed for the dwelling has been included to the parking platform. A handrail is proposed to the top of the parking platform barrier to visually soften the structure.
- No additional structure is to be built over the proposed car space.
- The existing driveway can be used for visitor stacked parking, but its width does not provide compliant off-street parking whilst maintaining access to and from the site. The two allocated spaces east of the driveway are required to satisfy NBC DCP Parking Facilities requirements.

Please do not hesitate to call should you require any further information.

Kind Regards



Belinda Koopman  
Director (architecture)