



20 September 2022

The General Manager  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

**Attention: Kye Miles**

Dear Kye,

**DA 2022/0959 - 5 Cadow Street, Frenchs Forest**

In reference to the Council's letter of 23 August 2022, providing comments on the development application as mentioned above. The applicant has considered all of the issues raised, and modified plans accompany this letter. The modifications are considered to address all of Council's concerns appropriately.

Overall, the first-floor plan has been reconfigured to reduce the impact on the southern neighbour, as well as improve the non-compliance to the rear boundary setback. In elevation and section, the modified plans show the outline of the previous scheme (red dotted line) to show the reduction in the overall building footprint/envelope.

Below is a summary of amendments to the proposal in response to each of the items raised in the Council's letter.

- The proposed roof pitch has been changed from 20° to a 15° pitch, resulting in a reduction of the building height by 662mm,
- At first floor level the proposed ceiling height has been reduced by 150mm,
- The reduction in ceiling height and roof pitch result in a notable reduction in the bulk and scale of the proposed dwelling at first floor level, also reducing the overall shadow impact.
- The first-floor plan has been reconfigured to increase the setback to the rear (western) boundary. It also steps at various points. Dimensions on the attached plans in red denote the previous scheme and blue are the amended setbacks.

- The first-floor plan has been reconfigured to increase the setback from the south western corner of the proposal to the boundary. Dimensions in red denote the previous scheme and blue are the amended setbacks.

In response to the initial draft plans and the comments included in your email dated 15 September 2022, the following revisions to the proposal are also included:

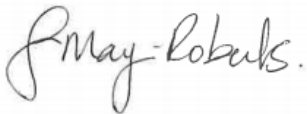
- W10 has been decreased in size to have a sill of 1822mm, and
- W11 incorporates a privacy screen.

### Summary

Accordingly, we believe that all of the Council's concerns have been satisfactorily addressed and resolved in the amended plans. The provision of greater setbacks at first floor level, adjustment to the window size and introduction of a privacy screen to better consider privacy and solar access will result in an appropriate development, worthy of consent.

We welcome discussion with Council to ensure that the application can be finalised promptly as possible. If there are any further enquiries on any matters in this regard, please do not hesitate to contact me on 0421 431 120.

*Yours faithfully,*



Susan May-Roberts  
Senior Town Planner  
**Watermark Planning**