

10 September 2020

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

Att: Steve Findlay

Dear Sir,

Re: Development Application No: DA2020/0077 for Demolition works and construction of a dwelling house including swimming pool at 1 Tabalum Road, BALGOWLAH HEIGHTS

I act of behalf of Mr K.Mooney, applicant for this development and refer to recent correspondence with the applicant and drawing amendments addressing issues raised by Council. We now submit further revised drawings incorporating the following amendments:

1. Level 1

- Proposed swimming pool removed, existing pool demolished and backfilled;
- Retaining walls to the southern, and western edges of the site will be retained with a 1.2m timber batten fence erected on top of the walls;

2. Level 2

- Finished floor level reduced by 40mm to ffl75.56;

3. Level 3

- Finished floor level reduced by 80mm to ffl78.62;
- Deck and privacy screen reduced by 1.2m on the northern side, planter provided;

4. Roof

- Main roof level lowered by 170mm;
- Clerestory roof lowered by 320mm;
- Roof setback by an additional 1.17m on the north side;
- Clerestory roof size reduced;

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The sections and elevations also indicate the amendments as well as plotting the 8.5m height control, outline of the existing house and the envelope of neighbouring No. 3 Tabalum Road.

Drawing A24 Rev B shows the view impact on the balcony of No.3 Tabalum Road indicating the existing impact, original proposal impact and the impact of the revised proposal. As can be seen the revised proposal with the privacy screen employed, provides increased view over the subject site compared to impact of the existing dwelling house. This has been achieved by locating the roof and privacy screen behind the alignment of the existing building and thus produces an improved situation for the neighbour in relation to views.

Modified view impact diagrams from Nos. 2, 4 & 6 Tabalum Road are also provided showing the lessening in view impact caused by the lowering of floor levels and reduction in roof form. It remains our opinion that the view impact in the context of all available views from all neighbouring properties is minor and that the Tenacity principles are satisfied.

The amendments have positively addressed the concerns expressed by Council and in public submissions and we look forward to a favourable response.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'C.F. Blyth', with a stylized flourish at the end.

C.F. Blyth RP, Director
Plansight Pty Limited
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