



12<sup>th</sup> February 2024

**ATTN: Simon Ferguson Tuor**  
Northern Beaches Council  
Simon.FergusonTuor@northernbeaches.nsw.gov.au

**Re; DA2023/1438 - 1130 Pittwater Road COLLAROY NSW 2097**

Dear Simon,

Please find enclosed for your consideration and determination a development application (2023/1438) for 1130 Pittwater Rd Collaroy ("the application").

The proposed amendments are described below. This letter should be read in conjunction with the plans.

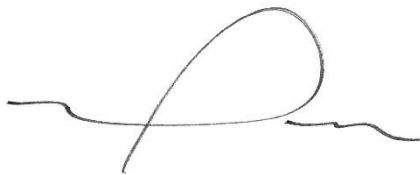
- Overall building height has been reduced by 292mm
- Rear first floor setback increased by 1000mm in total
- Rear balcony setback increased by 800mm-1100mm
- Landscape area increased to 34.2%
- Side setback to Bed 2 and 3 increased to 1000mm
- Side setback to bed 1 increased 1400mm
- Bay window to first floor removed and side setback increased 1400mm
- Overhang to front entry removed
- Mailbox reduced in height to 1200mm

## SUMMARY

The additional information provided as well as the proposed modifications of the architectural plans reduce any adverse environmental impacts to those outlined in the previous Statement of Environmental Effects accompanying the DA to which the consent is sought. Provided below is a brief assessment of the proposed modifications pursuant to the provisions of the Environmental Planning and Assessment Act 1979.

- The proposal is permissible with consent in the zone, and are consistent with the provisions of the relevant environmental planning instruments and master plans.
- The proposal will have no adverse impacts on the built environment.
- The proposal will have no adverse impacts on the natural environment.
- No adjoining residents will be adversely affected by the proposal.

If any further details are required, or if further justification is required in support of the requested development application, please do not hesitate to contact the undersigned. We trust that you will find the application acceptable and look forward to a prompt and favourable determination. For the above reasons it is considered that the proposal will meet the underlying objectives and conditions presented by Northern Beaches Council.



**Mark P. Alves**  
Director and Principal, M.Arch

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