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Northern Beaches Council
725 Pittwater Road
Dee Why 2099 NSW

29 April 2022

35 Kangaroo Street Manly 2095 NSW
Re: Amended Development Application Drawing DA2021/2146

Attention: Megan Surtees

Dear Megan,

Further to your letter dated 1 April 2022 in relation the above development application submission to for proposed works at 35 Kangaroo Street, Manly 2095 NSW.

I enclose amended drawings 01-06 Dated 29 April 2022 Issue B.

These drawings include the following changes:

- The proposed deck extension to the east of the site has been deleted and the existing first floor deck structure will be retained without any further change.
- The proposed first floor deck area to the western end of the dwelling to be constructed over the existing area of flat roof will now incorporate privacy screening to either side of the deck area with dimensions of 1500 mm wide x 1800 mm high situated at the north and south edge of the existing structure.
- The proposed privacy screens will be fabricated in metal with fixed angled vertical louvre screens fitted into a surrounding metal frame.

I also enclose photographs taken from the existing west facing first floor flat roof area taken near the western edge of the roof area looking south overlooking 33 Kangaroo Street and looking north overlooking 37 Kangaroo Street.

It should be noted that the proposed louvre screening will now preserve the privacy of the private open space and deck area of 33 Kangaroo Street and also the open lawn area of 37 Kangaroo Street with the length and height of the proposed angled louvre screens preventing any overlooking of these areas.

It should be further noted that due to the small scale of this proposed deck area of approximately 8.0 m² that the space will only be able to be utilized by two people around a small table setting.

The photograph taken to the north overlooking 37 Kangaroo Street shows that the existing mature palm trees planted close to the south boundary of 37 Kangaroo Street largely obscure any direct views from the open first floor roof area at the present time.

As the existing first floor east facing deck will now be retained without any further changes the site cover conditions over the site will remain unchanged.

If you require any further information, please do not hesitate to contact me.

Yours Sincerely

Richard Monckton
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View south from existing west roof area overlooking 33 Kangaroo Street, Manly.



View north from existing west roof area overlooking 37 Kangaroo Street, Manly.