

27 October 2021

General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Max Duncan

Dear Mr Duncan,

Re: 16 Addison Road, Manly – DA2021/1408

I have been discussing amendments to the proposal with the owner of the neighbouring property at 14 Addison Road and her town planner. As a result, amended plans have been prepared (attached). The amendments are:

Drawing 1.5, Revision B – Ground floor plan

- Linework revised to clarify that **no** terrace is proposed on the southern side of the dwelling house at this level.
- Fireplace in living room specified on drawing as a gas fireplace, to address concerns regarding potential odours and pollution from the fireplace flue.

Drawing 1.6, Revision B – First floor plan

- Permanent timber louvres privacy screen (position fixed) added to window W-04 to ensure no overlooking of 14 Addison Road. Detail of privacy louvres, including angle of louvres, dimensions and overlaps, added to drawing at scale of 1:25.
- Folded metal cowl provided to window W-02 to ensure no overlooking of 14 Addison Road.
- Folded metal cowl provided to window W-06 to ensure architectural consistency with cowling provided to window W-02.

Drawing 2.1, Revision B - Elevations

- Permanent timber louvres privacy screen (position fixed) added to window W-04 to ensure no overlooking of 14 Addison Road.
- Folded metal cowl provided to window W-02 to ensure no overlooking of 14 Addison Road.
- Folded metal cowl provided to window W-06 to ensure architectural consistency with cowling provided to window W-02.

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Drawing 2.2, Revision B – Elevations

- Permanent timber louvres privacy screen (position fixed) added to window W-04 to ensure no overlooking of 14 Addison Road.
- Folded metal cowl provided to window W-02 to ensure no overlooking of 14 Addison Road.
- Folded metal cowl provided to window W-06 to ensure architectural consistency with cowling provided to window W-02.

It is requested that the following condition be imposed on any development consent issued by Council. To ensure that the intent of the privacy measures is achieved by plans approved by a Construction Certificate:

“The proposed permanent louvres on the west elevation of the first floor level should be set at an angle and the window cowling on the first floor level be of a width so that no direct sightlines are available from the internal space of the proposed first floor level and the east elevation windows and ground floor roof window at 14 Addison Road. Details shall be provided to the PCA prior to the issue of a Construction Certificate.”

Please note also that the following additional information has been commissioned and will be submitted to Council in the near future:

1. Amended stormwater management plans to address referral comments provided by Council’s Development Engineer. In this regard, the Applicant’s consulting engineers (Taylor Consulting) have been communicating directly with Council’s Development Engineer.
2. Construction Traffic Management Plan, to be prepared by traffic consultants who have extensive experience preparing such plans within the Northern Beaches Council area (Traffic and Transport Planning Associates). Whilst this documentation would not normally be required until prior to the approval of the Construction Certificate it is an issue that has been raised in a number of submissions received by Council.
3. A letter from myself addressing issues raised in submissions arising from the notification of the development application.

My clients sought to engage with each of the owners of Nos. 14, 12, 18 and 20 Addison Road prior to submitting the DA. Only the owners of 14 Addison Road availed themselves of the opportunity to engage and we are pleased that we have resolved their issues.

I have also attempted to contact the owners of the other immediately adjacent property (20 Addison Road) by providing my business card to the tenants of that property, in the hope that similar discussions could be undertaken with them to satisfy the matters raised in their submission. They have not responded to date and I do not expect them to as my clients have advised me that the tenants made it clear that the owners of 20 Addison Road, despite the contents of their submission, do not want to be contacted.

If you have any questions please feel free to contact me.

Yours sincerely,

A handwritten signature in black ink that reads "Geoff Goodyer". The signature is written in a cursive, slightly slanted style.

Geoff Goodyer
Symons Goodyer Pty Ltd

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