

14th June 2024

Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Sir/Madam,

Re: DA Cover Letter – Proposed alterations and additions to an existing dwelling house and ancillary swimming pool and retaining walls – 225 Hudson Parade, Clareville

Council Approval Group has been engaged by Stephanie and Neil Agass to prepare and submit a Development Application for alterations and additions to an existing dwelling house and ancillary swimming pool and retaining walls. Accordingly, Council Approval Group lodges this application with all necessary documentation provided as follows:

Document	
1.	Development Application Forms
	a) Owner Consent
	b) Cost estimate report
2.	Statement of Environmental Effects
3.	Site Survey
4.	Architectural Plans
5.	Landscape Plans
6.	BASIX Certificate
7.	Arborist Pre-Development Review
8.	Waste Management Report
9.	Geotechnical Report
10.	Stormwater Management Plan

The Statement of Environmental Effects concludes that the proposal will have a positive impact on the Northern Beaches area. The proposal is consistent with the objectives and provisions of the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan.

If there is anything missing from this application, please call me on 1300 008 138, as we can often resolve issues on the same day. All future communication should be made through our office, on behalf of the applicant. We look forward to hearing from you.

Kind regards,

Katrina Greaves
Town Planner

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