

Northern Beaches Council
1 Park Street
Mona Vale NSW 2103
Phone 9970 1111

Friday 13th November, 2020

Re: Development Application No: DA2020/0949

Dear Rodney,

In response to your letter dated 13 October 2020, requesting further supporting information addressing the issues identified by Council whilst assessing our proposal, please see below (and attached documentation):

***1. Proposed development within Right of Carriageway** – The proposed studio and garage is proposed to be constructed within a Right of Carriageway that is utilised by a number of adjoining properties for access to their land. The structure within the easement impedes access and impinges the common right of way which benefits adjoining properties. Council does not support the encroachment of the proposed structures within the right of carriageway.*

The proposed studio and garage have been removed from this DA. The existing carport and shed structures will remain.

***2. Visual Privacy** – Windows 10 and 11 provide direct downward views into the north facing area of private open space for the adjoining property at 16 Burrendong Place. Privacy treatment is to be provided for Windows 10 and 11.*

Windows 10 and 11 have been amended, and will now be frosted. Refer to drawing DA.06(B) and amended BASIX Certificate.

The privacy treatment for the balcony shall be extended along the north-western elevation for at least 2/3 of the length of the balcony. Details of the privacy screening to be used shall be nominated on the plans.

The privacy screen has been amended to extend 2/3 of the length of the balcony. Refer to drawing DA.06(B).

***3. Rear setback non-compliance** – The studio and garage are non-compliant with the required 6.5m rear setback, in addition to being within the right of carriageway. The non-compliance with the rear setback is inconsistent with the prevailing pattern of development and is therefore not supported.*

The proposed studio and garage have been removed from this DA. The proposed development now complies with the 6.5m rear setback control.

***4. Development Engineers Comments** – The following comments have been provided by Council's Development Engineers:*

The garage and studio is proposed to be constructed over an existing Right of Carriageway (ROC). No documents have been provided to show that the ROC has been extinguished. Council cannot support the proposed structures to be located within a ROC.

The proposal is therefore unsupported.

As per item 1, the proposed studio and garage have been removed from this DA. The existing carport and shed structures will remain.

In addition to the above-mentioned amendments, the north-western facade has also been modified (stepped in) in an effort to minimise the *Building Envelope* non-compliance.

Please do not hesitate to contact me should you require any further information.

Regards,

Laura Cook
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