

Date: 09 April 2020

Jordan Davies  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Dear Jordan,

**RE: DA2020/0281 - Formal Response to Letter  
at 7A Iluka Road, Palm Beach NSW 2108 (Formerly 1041 Barrenjoey Road).**

**Development Application for single storey Alterations + Additions to the rear of an existing detached two storey dwelling including new swimming pool**

We refer to your request for information email dated 22 April 202 in regards to the above-mentioned property and act on behalf of the property owner. This letter outlines our responses and justifications for the various issues raised for the continued assessment under the Development Application.

The following revised documentation is included for your review and approval:

1. DA00 - Coverpage [Revision C]
2. DA05 - Site & Roof Plan [Revision C]
3. DA06 - Ground Floor Plan [Revision C]
4. DA07 - First Floor Plan [Revision C]
5. DA08 - Landscape Plan [Revision C]
6. DA09 - Sections [Revision C]
7. DA10 - Front & Rear Elevations [Revision C]
8. DA11 - Rear Streetscape Elevation [Revision C]
9. DA12 - Side Elevations [Revision C]

#### **Item 01 - Setback to Barrenjoey Road**

Following discussion with council the rear setback has been increased to 5.75m from 5.07m (680mm increase) and now aligns with the existing setback of the existing rear studio. Following discussion with council in their email dated 29 April 2020 that aligning to the existing studio to maintain the deck size is acceptable.

The proposed rear pavilion structure and bedrooms have been reduced in size 680mm to accommodate this new setback dimension.

A new tree has been shown on the rear boundary as required by council.

*Item 2 continued over....*

## Item 02 - Landscaped Area

In addition to the reduced width of the pavilion structure the deck has been reduced in size to increase the landscaped area to meet councils requirements. We can confirm the landscaped area now measures **217.8sqm (40%)** of the site area. The rear landscaped area is increased to **64sqm (92%)** of the rear setback which meets & exceeds councils control of 60% landscaped area to the rear.

We trust the above adequately addresses each of the issues raised, and can assist in continuing our discussions to achieve a positive outcome for the projects and its surrounds. If you have any questions or would like further clarification please contact me via email [katrina@passer.com.au](mailto:katrina@passer.com.au) or by phone 0481 133 368.

Kind Regards,



**Katrina Passer**

Registered Architect NSW ARB 9608 RAIA

## PASSER Architects

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