



The Town Clerk
Northern Beaches Council
PO Box 82
Manly NSW 1655

Re: 2 Wyadra Avenue Freshwater , 14 and 16 Ellen Street Curl Curl
Subject: Development Application for 3 into 3 subdivision

We are pleased to submit a Development Application amendment on behalf of our client Mark and Megan Aubrey.

The proposal for a new residence at 2 Wyadra Avenue has been redesigned in response to neighbourhood feedback. Height poles were installed to provide a better understanding of the building envelope when viewed from western and south western neighbouring properties. Upon redesign, supplementary height poles (identified in green) were installed and the new envelope modified to neighbour feedback. The building envelope has been amended with the following changes:

- Main roof lowered 1500mm
- Main roof shifted south to reduce excavation. Lower envelope sits within compliant setbacks and height limits
- Ground floor Bedroom and bathroom deleted
- Ground floor lowered 480mm increasing excavation
- Skylight deleted
- East eaves reduced 600mm
- North eaves reduced 1100mm
- Roof top carport added
- Carport roof reduced in length by 1000mm and bin store shifted north upon request from neighbours.
- Inclusion of full height privacy screens to west and south face of carport upon request from neighbours.



It is our intention that the roovescape is an aesthetically well considered foreground for the western and southern neighbours.

Please find attached the following supporting documentation:

Peter Stutchbury Architecture

- LH DA1 Amend.1 - 001 Survey Plan with Future boundaries Rev 4
- LH DA1 Amend.1 - 002 Site Calculations Rev 4
- LH DA1 Amend.1 - 200 East/West Elevations Rev 4
- LH DA1 Amend.1 - 300 Section 1- Driveway Rev 2
- LH DA1 Amend.1 - 301 Section 2- Mid Cross Section Rev 4
- LH DA1 Amend.1 - 302 Section 3 South Cross Section Rev 3
- LH DA1 Amend.1- 303 Section 3 South Cross Section/ 23 Loch St approved DA Rev 3

Stutchbury Jaques Pty Ltd Surveyors

- Supplementary height pole certification.

Longitude Planning Pty Ltd

- Addendum to Statement of Environmental Effects 14 February 2020 addressing amended design.

Should you require any further information please do not hesitate to contact me for further assistance.

Yours Sincerely,

Belinda Koopman
Director
Peter Stutchbury Architecture