

13<sup>th</sup> February 2024

Mr Reeve Cocks  
Planner  
Development Assessment – South Team  
Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

Dear Reeve

**DA2023/1548 ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE & ASSOCIATED WORKS AT 3 WARATAH ROAD, PALM BEACH – SUMMARY OF DESIGN AMENDMENTS**

With reference to the aforementioned Development Application in assessment, please refer to the following summary of design changes made to the development proposal from the initial submission and in response to council's RFI letter dated 10<sup>th</sup> January 2024.

**EXTERNAL STAIR TO THE PROPOSED STUDIO DECK**

In response to Council's RFI letter and in accordance with Council's recommendation, the proposed external stair for access to the studio deck has been deleted. A balustrade is proposed to safely secure the deck edge. The proposed steps from the level one existing walkway to the new proposed studio deck are retained as access to these steps are from inside the home only.

**AMENDMENT TO ROOF PITCH AND EAVE HEIGHT**

It was identified during the response to Council's RFI that the height to the underside of the eave from the studio deck was 1800mm and this was deemed too low. The studio eave height is now proposed at 2200mm high which provides sufficient height under the eave that a person can walk by or stand underneath safely without the risk of injury. In making this adjustment, the roof pitch was reduced from 32 degrees to 28 degrees, and the eave overhang reduced from 900mm to 750mm.

The roof ridge height to the studio remains unchanged as a result of amending the pitch and eave height. There is no increase in height to the structure and the height remains as per previous issue of drawings at RL 9.31. This RL is well below the 8.5m height limit and complies with the Pittwater LEP Height of Building development control. The RL of 9.31 provides an overall height of the proposed garage and home office / studio at 6.8m.

The new proposed first floor of the garage and home office / studio complies with the 1m minimum setback, and the building envelope controls as prescribed under the Pittwater DCP 2021 Clause D12.8 Building Envelope Control. The proposed encroachment of the studio roof eaves into the DCP prescribed set back are permitted as a variation to the Clause.

Should you require any further information, please don't hesitate to contact the undersigned.

two form



**Kristina Mitkovski RAlA**

Architect + Interior Designer

NSW ARB Registration No 7998

DBP Architectural Reg. No. DEP0002541