

Anaiis Sarkissian
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

9th August 2025

To whom it may concern,

I write to provide some additional context re. the proposed development at 31 Cook Terrace Mona Vale (currently under assessment referenced DA2025/075). We advised our sales agent during our 29 Cook Terrace sales campaign to openly communicate that family lived next door at 31 Cook Terrace.

We were looking at many properties during the campaign period and decided after settlement that we would acquire 31 Cook Terrace as other opportunities did not come to fruition. This transaction was at full market value, and we provided clear detail to the agent to communicate these circumstances to the new owners at 29 Cook Terrace. We are obviously disappointed and saddened if communication happened differently to our instructions.

Having sold the house to Amanda Aldridge and Simon Hemsley, we obviously felt a responsibility to collaborate with them on the design of our new house. We believe this because we value neighbour relationships generally but also feel a responsibility having built their house.

We first communicated with Simon and Amanda February 15th, 2025, re. our intention to renovate our property verbally and followed through with the provision of concept plans via email on the same day.

Following this period up until April 10th, we made a number of significant adjustments to the plans based on discussions, erected corresponding height poles and boundary markers for each revision and consulted with our Architects throughout.

Key changes included:

- Significant reduction of the level one terrace size,
- Retraction of the master bedroom and terrace wall front line
- Reduction of Juliette balcony and planter on the ground floor
- Removal of a pitched roof above ground floor living roof and replacement with a flat/low hipped roof.

On March 5th we received an email thanking us for the changes and noting that it was felt that we were close to an agreement based on the compromises of both parties.

We then spent many weeks finalising plans based on that detailed feedback. Being at an elevation almost 1m higher than 29 Cook Terrace, it has been a significant design challenge to balance the interests of both parties.

On March 29th, we met with the neighbours to run through the implemented changes as requested. As part of this process, we provided two options for our master bedroom layout that enabled different view opportunities from no.29 Cook Terrace. A concept (option A) was agreed on during this meeting.

On April 13th, the owners sent a message stating that they were comfortable with the terrace and bedroom placement. We discussed the roof height at the front, to which we said there was little flexibility as we had already amended this to be a flat/low hipped roof.

Our understanding was that the neighbours were satisfied with the plans and accepted that the front roof had been changed as much as we could. We advised we would be submitting the agreed plans to consultants for final review and then provided a copy of these plans to our neighbours on May 13th noting our appreciation for the collaboration. We also noted all the agreed elements that had been included. We did not receive a reply but also did not expect one.

After we submitted the DA, we again emailed the neighbours to thank them for their input and invited them to provide a letter of support if they were comfortable. They did not respond. On July 13th, we were notified there was going to be an objection.

While disappointed, we understood the objection to the roof, however we were surprised as to the objection to all the other previously agreed elements. We have evidence of all these plan changes, communications and agreed elements if Council requires them at any stage.

We hope that Council recognise the length and detail of our consultation and also note through a review of the view impact assessment that the design had already successfully incorporated the feedback provided.

Warm regards,

Tom Cotton