



13th March 2025

The General Manager
Northern Beaches Council
Manly Council
Po Box 82
Manly NSW 1655

Dear Sir/Madam

Please find attached the following being for the D.A. for Classic Country Cottages on behalf of John and Amandy Smyth and Patricia Smyth the owners of 4 Salisbury Square, Seaforth. NSW 2092. D.P. 410527. Lot C.

In response to council letter dated the 11th of March 2025 regarding the return of the previous application (PAN-511261).

1. Estimated Development Cost (EDC) not accepted

The EDC has been updated and increased in accordance with the phone discussions with council.

2. Owners Consent - Individual Lots

The Certificate of title has very recently been updated to remove James Smyth (Deceased) please see the attached NSW Titles search showing the updated list of owners. We understand it may take several weeks for council's records to be updated.

3. Clause 4.6 Variation Statement (Floor Space Ratio) – Revised

The Clause 4.6 variation has been updated as requested.

4. Preliminary Geotechnical Report - Landslip Area G2, G3 or G4

A preliminary Geotechnical assessment display outlining the details in Schedule 11 submitted.

5. Floor Space Ratio Calculation Plan (MLEP 2013)

FSR plans displaying the calculated areas inline with MLEP have been submitted

Development Application Includes the following:

-	1	x	Plans and Drawings
			- 1 x Site plan
			- 1 x Floor Plans
			- 1 x Elevations
			- 1 x Section Diagrams
			- 1 x Shadow Diagrams
			- 1 x Driveway Section & profile details
			- 1 x Erosion and Sediment management plan
			- 1 x Demolition plan
			- 1 x Site Analysis Plan
			- 1 x Stormwater Plan
			- 1 x FSR Plan
-	1	x	NatHers Stamped - Plans and Drawings
-	1	x	A4 sized Plans (Notification)
-	1	x	Landscape Plan
-	1	x	Front Fence Elevation
-	1	x	Survey Plan
-	1	x	Waste Management Plan
-	1	x	Statement of Environmental Effects (includes compliance table)
-	1	x	BASIX Certificate
-	1	x	NatHers Certificate
-	1	x	Materials & Colour Schedule (Sample Board)
-	1	x	Preliminary Geotechnical Assessment
-	1	x	Quote for construction
-	1	x	Estimated Development Cost Report
-	1	x	DA Fee quote from council
-	1	x	Owners Consent
-	1	x	Boundary identification survey
-	1	x	Title Search
-	1	x	DCP Clause 4.6 variation to control request – Side setback building envelope.
-	1	x	DCP Clause 4.6 variation to control request – FSR.

If you have any queries, please feel free to contact the undersigned.

Mark Wills



Classic Building and Design