

Sydney
07/11/2018

To:
Claire Ryan
Planner, toward
Development Assessment Manly/Dee Why
Northern Beaches Council
T: 02 9970 1267

Dear Claire.

Modification Statement, MOD2018/0525 – Manly Wharf

Reward has submitted the intention of modification of the original DA 142/2011 S96(AA) for the extension of the freestanding plant room wall to enclose the mechanical plant on the roof of Manly Wharf.

The below statement is to describe the proposed modification that form part of the application and addresses any impact these changes have on the relevant planning control and on adjoining or nearby properties.

Description of works

Modification works involve the construction of a freestanding wall to enclose the mechanical plant on level 1 of Manly Wharf.

The purpose of the works is to minimize the visual impact of the mechanical plant on the residences across the road, pedestrians on the wharf footpath.

Finishes and dimensions of the wall extension are to match finishes and dimension of the existing plant room wall.

Works will be carried out in respect of relevant BCA and AS.

Impact on relevant planning controls

Modification works are intended to have zero impact on the heritage character and fabric of the building and to be sympathetic to the style of the heritage item.

Finishes of the wall have been selected and approved by the appointed Heritage Architect – Jennifer Hill, Architectural Projects. Dimensions, finishes and structure of the outdoor plant-room wall extension are meant to be consistent with ones of the existing plant room wall.

The proposed works will not alter the specific building height or footprint.

Considering the minor entity of proposed works, it is unlikely to have an ecological impact and the surrounding environment.

Impact on the adjoining residences

The erection of the freestanding wall is to decrease the visual impact of the existing mechanical plant on the adjoining residences.

Works will be carried out during the normal working hours and within the council noise restrictions laws.

REWARD HOTEL PROJECTS

In support of this report the following drawings have been submitted together with the S96 application form to Council on 28/09/2018:

- S96 101 B – Extension of outdoor plantroom
- S96 102 B – Extension of outdoor plantroom
- S96 103 A – Extension of outdoor plantroom

Conclusion

We assume that proposed works involved are in line with the character of the building development and will not manipulate or alter the consistency of the building and its surroundings.

Sydney, 07th of November 2018

Francesco Lenzi
Project Manager



REWARD HOTEL PROJECTS
