

Alan Burnett

From: Correspondence Administrator
Sent: Wednesday, 26 November 2008 10:16 AM
To: records
Subject: FW: revised plans for 94 Birkley Road
Attachments: 081110_windows to 96 Birkley Road_001_Resize.jpg; 94 Birkley Road, amended DA issue.pdf

26 NOV 2008

Please register

From: Belinda Edmunds [mailto:belinda@hungerfordedmunds.com]
Sent: Tuesday, 25 November 2008 4:46 PM
To: David Stray
Cc: 'peter hay'; 'Scott Baty'; 'Mindy Byrne'; 'Cecilia Kemp'; 'Tim Hungerford'
Subject: revised plans for 94 Birkley Road

Dear David,
Further to our meeting on 10th November, please find attached revised plans for 94 Birkley Road, Manly.
We have made the following amendments.

First floor balcony

The set-back from the southern boundary has been increased to 2100mm.
The set-back to the street has been reduced and now varies from 5230mm to 5670mm.

Ground Floor Balcony

The windows at No. 96 Birkley Road are shown in red.
Following our meeting I went back to the site and looked at this in more detail. The bedroom window is smaller than I had thought. It is a fixed stained-glass window (see attached image). As discussed, the main window to this bedroom is a bay window to the street. Regarding visual privacy between the two dwellings, you can't see into the bedroom window at No.96, but you can see into the living room window. To this end, we have reduced the width of the steps as discussed, but located them towards the outer edge of the balcony.
The raised planter bed has been extended to fill the remaining width, and planting here will provide screening. Locating the steps at this outer edge also allows the side gate to be continuous with the balustrade so that the owners' dog can't get out to the street.

Please call if you require any further information.

Kind Regards
Belinda

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