



FAO
Kye Miles
Planning Officer
&
Adam Richardson
Manager Development Assessment
Northern Beaches Council
Via NSW Planning Portal

14th March 2023.

RE: Request for Additional Information

Application No.: DA2022/2270 - PAN-295347

For: Proposed alterations & additions to existing dwelling

At: 166 Pittwater Road, Manly, NSW 2095.

Further to your letter Request for Additional Information on the 1st March 2023, please find enclosed the following documentation as requested:

Extracts from RFI Letter referred to:

Acoustic Assessment

acoustic assessment detailing how the proposed development will achieve the above levels is required.

Please refer to amended (SEE) prepared by Tony Robb of Evolution Planning enclosed addressing the above.

Floor space ratio (FSR):

'The proposal has excluded a portion of the enclosed front entry from the Gross Floor Area (GFA) calculations':

the proposed development has been amended to comply with the maximum floor space ratio control as documented in the enclosed updated drawings.

Heritage:

Please also refer to Heritage Supporting Statement prepared by David Scobie Architects enclosed.

- The addition form should sit completely behind the main roof

The enclosed drawings have noted the comments above and reduced the scale of the dormer to the 'Home Office' while balancing the qualitative habitable value of that space.

Also enclosed are Street Study Views demonstrating the existing and proposed.

- The external cladding, shown as vertical, preferably be horizontal;

With respect to the above, we feel the additions to the rear are of a contemporary nature and should not 'mimic' the past, hence we have selected a vertical cladding solution.

- The upper level study space, could be moved off the rear main roof plane, and set further 700mm back from the side boundary to reduce the visibility and set the existing chimney - free from the new external walls.

The enclosed drawings have noted the comments above and reduced the scale of the proposed dormer to 'Home Office' incorporating offset walls from existing chimney to create a clear gap between existing chimney retained and proposed new walls.

Also enclosed are Street Study Views demonstrating the existing and proposed.

- A revised schedule of materials and finishes with the actual finishes and colours (not similar) should be provided.

The proposed finishes have been amended to comply with the above as documented in the enclosed updated drawings.

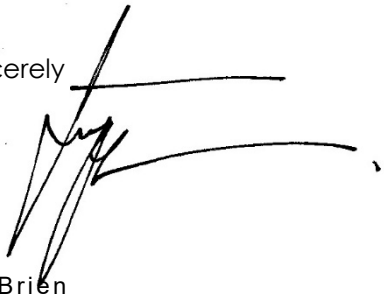
- The roof must not be "metal decking" but Custom Orb profile.

The proposed roof material has been amended to comply with the above as documented in the enclosed updated drawings.



We trust the enclosed is in order, however if you require any further information, please contact the undersigned.

Yours sincerely

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name 'Jim O'Brien'.

Jim O'Brien

Bachelor Design Architecture // Dip. Arch Tech.

Principal Designer // Director

Affiliate Member of Australian Institute of Architects

Architectural Technologist Member of Royal Institute of Architects of Ireland

