



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

11th May 2023.

RE: Request for Additional Information 12/04/23
&
Heritage Referral Response 06/04/23

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 12th April 2023 and Heritage Referral Response, please note the following:

Extracts from RFI & Heritage Referral Response referred to **shown thus:**

Request for Additional Information 12/04/23

▪ **Landowners Consent from No. 168**

As discussed, we have been communicating with Katrin Klinger of Collard Maxwell Architects who represent Christiane De Brennan-Pearce the owner of No. 168. Unfortunately, Katrin has been unable to brief her client due to Christianne being unwell.

In the interim we have issued a 'Party Wall Agreement' for neighbours signature, a copy is enclosed for your reference. Once the agreement has been completed by all parties we will issue to Council.

Heritage Referral Response 06/04/23

With reference to the Recommended Heritage Advisors Conditions we respectfully request the following be taken into consideration:

- **Photographic Archival Record:**

We concur that an appropriate condition be included.

- **External materials and colour schedule:**

The proposed dark grey colour for the new additions is not acceptable and should be replaced with a recessive colour. Details of a revised external materials and colours are to be submitted to Council's Heritage Advisor for approval prior to the issue of a Construction Certificate.

Please refer to dwg. no. DA//16C enclosed. The proposed dark grey colour, referred to as 'basalt' has been replaced with 'windspray' a recessive colour.

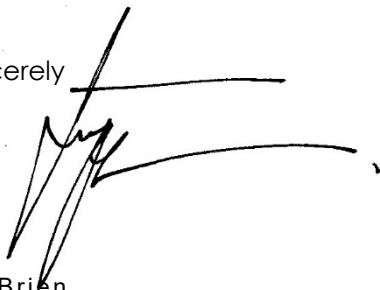
- **Reduced Ridge Level:**

As discussed, The Heritage Advisors Recommendations to reduce the ridge level will result in lowering the roof pitch, creating non-compliant Habitable Rooms in accordance with minimum BCA Requirements.

Please refer to dwg. no. DA//27C demonstrating the above.

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

Yours sincerely



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

