

2 February 2016

Development Assessment Planning Team  
Warringah Council

Civic Drive  
725 Pittwater Road  
Dee Why NSW 2099

Dear Sir/Madam,

**Application to Modify the Development Consent (Section 96) for  
DA2014/0344 - Summary of Changes**

In reference to the Section 96 submission for the Multipurpose Community Centre (PCYC) and Car Park on Lot 1 of DP 1193308 and part of Lot 100 of DP 1041823, the list below is a summary of changes that vary from the current development consent included in this submission. These are as follows:

1. Changing the East facade from raked glazing to plumb glazing. This reduces the building mass.
2. A slight increase in height and width of the feature roof for technical reasons. This has increased ridge height to RL+45.600 and resulted in some additional overshadowing onto the existing adjacent apartments to 25 Fisher Road. The increase in height is still significantly below the permissible maximum height plane.
  - 2.1. Clause 15.2 of the Plan of Management requires at least 70% of apartments in the neighbouring residential flat buildings to receive a minimum of two hours direct sunlight to at least 50% of principle living room windows between 9am and 3pm in mid-winter.
  - 2.2. The adjacent apartment building has fourteen recessed balconies each accessed through a glazed sliding door. The basis of our assessment is that there is one balcony per apartment and each balcony leads from the principle living space. Drawing S96-70 demonstrates the following:
  - 2.3. Ten apartments are completely unaffected by the increase in shadow. This accounts for 71.5% of apartments. This exceeds the requirement stipulated in Clause 15.2 of the Plan of Management.
  - 2.4. Further to this, the four remaining apartments still meet the direct sunlight requirement regardless of any increased overshadowing relative to the approved Development Application as summarised below. In our assessment we have excluded the preexisting overshadowing generated by the apartment building itself from the effective window area when assessing the impact.

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- 2.4.1. Three of the remaining apartments experience overshadowing in the morning followed by little to no overshadowing at midday and the afternoon. This achieves at least two hours of direct sunlight in mid-winter uninhibited. This accounts for a further 21.5% of the apartments.
- 2.4.2. The last remaining apartment is located on the Ground Floor at the East end of the apartment building. This apartment does experience overshadowing in the morning and the afternoon, but is minimal at midday. This apartment still achieves the minimum of two hours direct sunlight to at least 50% of the principle living room window.
- 2.5. The minimum requirement for mid-winter solar access is still significantly achieved.
3. Interior design change at Podium Level. The Drop-In room has been redesigned to be a open plan area with uninhibited access to the main foyer.
4. A tree along the South boundary previously nominated to be retained is to be removed on the recommendation of the project arborist. Please see the plans for the existing tree nominated to be removed and the recommendation from the arborist included in this submission.
5. In response to DA condition 3 - Compliance with NSW Police Requirements we have changed the patterning and distribution of breeze blocks of the perforated block facade. This has also resulted in the introduction of ventilation openings to the South facade, showing the small louvred grille to the South facade and an increased extent of the batten screen at the North facade to meet the ventilation requirements. The doors adjacent to the batten screen are clad to match.
6. Facade type FT2 has changed from a panellised cladding system to a monolithic facade system.
7. The facade type to the lift shaft on the North elevation has changed from type FT2 to type FT6. This builds on the material reference to neighbouring Civic Centre and Library.
8. The facade of the car park entry recess on the East elevation has changed from FT3 to FT2
9. The facade type to the service door recess on the South facade is FT2.
10. The batten screen to the terrace above the block parapet is not required and therefore deleted.
11. The number of skylights has increased in quantity from ten to eleven. Their general location is consistent with the approved Development Application.
12. The number of roof top ventilators has reduced in quantity from four to two. Their general location is consistent with the approved Development Application.
13. Cladding systems have been nominated for the eaves and facias. These consist of facade types FT3 and FT8 as shown on the elevations.



architecture  
interiors  
urban  
landscape

This submission is consistent with the Statement of Environmental Effects and the Heritage Impact Statement submitted with the original Development Application. For this reason they have not revised for inclusion in this submission. A site plan has been included in this submission but an analysis plan has not as it is consistent with that submitted in the original Development Application.

Please refer to the attached documents:

S96-21

S96-22

S96-31

S96-41

S96-70

S96-72

S96-73

S96-74

S96 Notification Plan

S96 Notification Elevations

Building Code of Australia Capability Statement (includes Fire Safety Measures)

Arborist's Letter Re: Inspection of Leaning Tree

Yours sincerely,

**Damian Campanella**

Senior Designer

cc fjmt file, fjmt accounts