

SUMMARY OF PROPOSED MODIFICATIONS

FOR

ALTERATIONS AND ADDITIONS TO 1 & 2 / 28 REDDALL STREET MANLY

The following summary lists and discusses the aspects of contention raised by Council with input from planning and heritage consultants.

The objective is to find a considered, reasonable and satisfactory position that Council can provide an 'unofficial nod' to prior to uploading amended plans, so as to manage each parties expectations and ensure the fundamental objective of attaining a development approval for the proposed works is achieved.

- The front balconies have been reduced in size; they have been reduced to the street and reduced to the side.

The Development Application for these units is fundamentally to increase the existing balcony size so that it can provide improved amenity for the owners to be able to utilise a table and chairs and enjoy the iconic ocean views and, especially for the southern unit, to provide for direct sunlight for a longer period of the day to a primary living space of their apartment.

The owners would like Council to consider the proposed inset but also consider facilitating a 3m internal depth to better facilitate their requirements noting

- there is no associated impact
- the adjacent dwelling has a full width first floor balcony to the side building lines as with the ground floor balcony
- the street contains street edge garages and carports with 0m setback and habitable garage roofs are common, particularly when there are ocean views directly opposite the building
- the legibility of the broader sandstone base is referenced in the modulation between the proposed GF balcony inset and the further L1 balcony inset. The commonplace street edge structure also maintains street consistency; hence the balconies extended toward the street edge nominally 230mm further will have no effect to the composition of the dwelling or street. This is a very minor variation
- Further, it is noted the recently approved large development across the road will effectively limit the view corridors to the ocean and hence the maximum permissible outdoor living space with ocean views is sought to facilitate view sharing and increase amenity



Adjacent property at 30 Reddall Street: Gf & L1 balconies to side building line

Of critical importance is the required steel support post that is necessary to support the ground floor balconies. The structure has specifically been designed as a minimal and discrete element of the composition, inset from the side of the balcony line to add to the sense of lightness and reinforce the cantilevered nature of the balcony, so as to appropriately provide more primacy to the façade, rather than add another layer, which in effect would lessen the perceived building setback. The steel post must retain 3m clear for the car park stand below to comply with Australian Standards and not render the vehicular requirements non-compliant; hence this requirement reinforces the appropriateness and necessity of the proposed side inset to the Ground Floor balconies. It is believed the proposed inset will satisfy all issues and provide a reasoned and balanced outcome.



Adjacent street edge structures are common. Noted kerb and gutters are concrete

- The door material and specification should be expressly the owner's determination to ensure appropriate durability and performance. New timber doors have failed in this exposure and damaged internal flooring. There will be negligible visual difference noting they will have standard proportioned frames.
- The balcony detail has been modified as noted with a higher solid timber edge.
- Only notes and works pertaining to the DA are present on plans.

The owners have sought to adopt and integrate the comments raised within their design. They have collaboratively undertaken these concessions though note there are some minor aspects in terms of effect, but critical items noted above, they would like re-evaluated for the betterment of the designed outcome and performance of the building as a whole. A re-designed and compromised designed solution has been tabled for some aspects we trust will satisfy all of the objectives and constraints for particular elements of the building. We welcome your considered feedback and trust all final refinements can readily from conditions of approval if required.

Thankyou

Simon Rosewell on behalf of Deanna Bergelin and Michele and Adam Hill