

7th December 2023

The General Manager
Northern Beaches Council
Po Box 882
MONA VALE NSW 1660

Attention: Alexander Keller – Principal Planner

Dear Mr Keller,

Development Application DA2023/0987
Supplementary Statement of Environmental Effects/ RFI response/ updated
clause 4.6 variation requests
Demolition and construction of shop top housing with basement parking
35-43 Belgrave Street, Manly

Reference is made to Council's request for further information (RFI) dated 6 November 2023. This submission represents a considered response to the issues raised and is to be read in conjunction with the following amended documentation:

- Amended Architectural plans prepared by SJB Architects:

DA-0000	COVER	1
DA-0101	LOCATION PLAN	1
DA-0103	SITE PLAN & SITE ANALYSIS	7
DA-0110	FLOOR PLAN - BASEMENT 2	7
DA-0111	FLOOR PLAN - BASEMENT 1	8
DA-0112	FLOOR PLAN - GROUND	9
DA-0113	FLOOR PLAN - LEVEL 1	8
DA-0114	FLOOR PLAN - LEVEL 2	4
DA-0115	FLOOR PLAN - LEVEL 3	4
DA-0116	FLOOR PLAN - LEVEL 4	8
DA-0117	FLOOR PLAN - ROOF	7
DA-1401	ELEVATION NORTH	4
DA-1402	ELEVATION EAST	3
DA-1403	ELEVATION SOUTH	4
DA-1404	ELEVATION - WEST	3
DA-1410	STREETSCAPE ELEVATION	6
DA-1501	SECTION A-A	8
DA-1502	SECTION B-B	3
DA-1503	SECTION C - C	1
DA-2510	3D HEIGHT PLANE DIAGRAM	4
DA-4400	APARTMENT PLAN - ADAPTABLE UNIT -SHEET 1	1
DA-4401	APARTMENT PLAN - ADAPTABLE UNIT -SHEET 2	1
DA-6020	SHADOW DIAGRAMS (WINTER SOLSTICE) 9AM	2
DA-6021	SHADOW DIAGRAMS (WINTER SOLSTICE) 12PM	2
DA-6022	SHADOW DIAGRAMS (WINTER SOLSTICE) 3PM	2
DA-6030	VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 1	3
DA-6031	VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 2	2
DA-6032	VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 3	2
DA-6033	VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 4	2
DA-6040	SOLAR COMPLIANCE	2
DA-6041	CROSS VENTILATION COMPLIANCE	2
DA-6101	AREA PLANS GFA	4
DA-6601	PHOTOMONTAGE - VIEW FROM BELGRAVE ST	4
DA-6602	PHOTOMONTAGE - VIEW FROM WHISTLER ST	3
DA-6603	PHOTOMONTAGE - VIEW FROM MANLY OVAL	2
DA-6604	PHOTOMONTAGE - INTERNAL COURTYARD	1
DA-6610	EXTERNAL FINISHES	1

- Schedule of changes prepared by SJB Architects (Attachment 1),
- Architectural design response prepared by SJB Architects,
- Amended landscape plans prepared by Land and Form,
- Visual Impact Assessment prepared by Urbaine Design Group,
- Updated Waste Management Plan and response letter prepared by SLR,
- Acid Sulfate Soil Management Plan prepared by JKEnvironments,
- Detailed Site contamination Investigation report preparation advice prepared by JKEnvironments, and
- Updated clause 4.6 variation request – Building height (Attachment 2).

The amendments are shown clouded on the attached architectural plans and described in detail in the accompanying schedule of changes prepared by the project Architect including the provision of DDA accessible roof top communal open space as recommended by DSAP.

Request for further information dated 6 November 2023

The issues identified in Council's RFI letter have been addressed in detail in the accompanying Architectural design response prepared by SJB Architects. In response to concerns raised in relation to building height and potential view impacts we rely on the accompanying Visual Impact Assessment prepared by Urbaine Design Group which has informed amendments to the proposal to ensure a view sharing outcome to apartment 601 and 701, 26 Whistler Street. The clause 4.6 variation request in support of the building height breach has been updated to reflect the amended plans and the view sharing outcome identified within the accompanying Visual Impact Assessment.

Engineering Referral Response

The stormwater plans have been amended to address the issue raised in relation to the design/ location of the discharge pipe to the Council kerb inlet pit on the corner of Whistler Street. These amended plans will be provided under separate cover.

Environmental Health Referral Response – acid sulphate soils

As requested, please find attached an Acid Sulfate Soil Management Plan prepared by JKEnvironment.

Environmental Health Referral Response – contaminated land

As requested, JKEnvironment has been engaged to prepare a DSI and HHRA as necessary. These reports will be forwarded to Council under separate cover once finalised.

Heritage Referral Response

The acceptability of the overall building height and its relationship with surrounding properties including nearby heritage items and the Pittwater Road Heritage Conservation Area were discussed in detail with Council's Design and Sustainability Advisory Panel (DSAP).

The assertion in the Heritage Referral Response that the proposed height should be no higher than the neighbouring heritage buildings is a nonsense given that the Immediately adjacent to Electrical Substation building (item I255) is only 2 storeys in height and is located immediately adjacent to the recently approved and constructed 7 storey residential flat building at 26 Whistler Street.

The acceptability of the upper level of the development from an urban design perspective is addressed in detail in the accompanying Architectural design response prepared by SJB Architects and the accompanying updated clause 4.6 variation request in support of the building height variation proposed.

The proposed development will have a neutral impact on surrounding heritage items and their setting and the Heritage Conservation Area located to the north of the development site.

Landscape Referral Response

The accompanying landscape plans have been amended to reflect the architectural amendments and the comments contained within the Landscape Referral Response.

Roads and Assets Referral Response

The comments contained within the referral response have been incorporated into the amended architectural and landscape plans.

Waste Referral Response

The waste referral response comments have been addressed on the architectural plans and the accompanying Updated Waste Management Plan and response letter prepared by SLR.

Water Management Referral Response

The matters raised in Council's Water Management referral response have been addressed by the project engineer and will be forwarded to Council under separate cover.

We trust that the amended documentation, detailed within this submission, comprehensively addresses the issues identified in Council's RFI letter and internal referral responses and will enable the favourable assessment, reporting and determination of the application.

Please do not hesitate to contact me to discuss any aspect of this correspondence.

Yours sincerely

BOSTON BLYTH FLEMING PTY LIMITED

A handwritten signature in black ink, appearing to read 'Greg Boston', with a stylized flourish at the end.

Greg Boston

B Urb & Reg Plan (UNE) MPIO

B Env Hlth (UWS)

Director

Attachment 1

Schedule of changes



Modification for DA No: DA-2023/0987

35-43 Belgrave Street, Manly NSW 2095

Schedule of Changes (July 23 DA to Dec 23)

Prepared for
Northern Beaches Council

Issued
05/12/ 2023

Ref	Version
#6693	01

Schedule of Changes

Sheet Number and Name	Lodgement (Jul 23) REV no.	Current REV no.	Date of Current REV drawings	Changes	Reason for change
DA-0000 COVER SHEET	-	1	27/11/2023	- Updated Revisions	
DA-0101 LOCATION PLAN	1	1	28/06/2023	No further changes since lodgement	
DA-0103 SITE PLAN & SITE ANALYSIS	6	7	27/11/2023	- Updated Revisions	- Reflect amendments to roof parapet and roof plan. refer to DA-0117 Floor Plan - Roof
DA-0110 FLOOR PLAN - BASEMENT 2	7	7	28/06/2023	No further changes since lodgement	
DA-0111 FLOOR PLAN - BASEMENT 1	8	8	28/06/2023	No further changes since lodgement	
DA-0112 FLOOR PLAN - GROUND	8	9	27/11/2023	- Updated Revisions - Reconfigured residential bin room, chute discharge area. - Reconfigured commercial bin room and amenity rooms. -Relocate hydrant booster onto Belgrave St	- As per recommendation by the Council's waste referral. - To extend retail frontage on the corner of Whistler and Raglan Street.
DA-0113 FLOOR PLAN - LEVEL 1	8	8	28/06/2023	No further changes since lodgement	
DA-0114 FLOOR PLAN - LEVEL 2	4	4	28/06/2023	No further changes since lodgement	
DA-0115 FLOOR PLAN - LEVEL 3	4	4	28/06/2023	No further changes since lodgement	
DA-0116 FLOOR PLAN - LEVEL 4	7	8	27/11/2023	- Updated Revisions - Minor amendments to external envelope and glazing of unit 403 and 404.	- To adopt changes to roof parapet Refer to DA-0117 Floor Plan - Roof *Note: glazing line and setback remain the same.
DA-0117 FLOOR PLAN - ROOF	6	7	27/11/2023	- Updated Revisions - Amended to a portion of vaulted roof parapet along Belgrave Street. -Reconfigured roof plan and services to allow for a semi-sheltered roof top communal open area. -Extended lift access to roof to provide DDA access to roof for the residents.	- In response to Council feedback by removing the vaulted roof form and replacing it with a simplified parapet for a more recessive upper level and integrate a meaningful communal open space. -In response to concerns on outlook and view amenity of adjacent apartments

Schedule of Changes

Sheet Number and Name	Lodgement (Jul 23) REV no.	Current REV no.	Date of Current REV drawings	Changes	Reason for change
DA-1401 ELEVATION NORTH	3	4	28/06/2023	-Updated Revisions	-To reflect changes to lift overrun and communal open space.
DA-1402 ELEVATION EAST	3	3	28/06/2023	No further changes since lodgement	
DA-1403 ELEVATION SOUTH	3	4	27/11/2023	- Updated Revisions -	-To reflect changes to lift overrun and communal open space.
DA-1404 ELEVATION - WEST	2	3	27/11/2023	- Updated Revisions - Amendments on level 4 façade on Belgrave Street	- To reflect changes to the roof parapet along Belgrave St and western external envelope and glazing of unit 403 and 404.
DA-1410 STREETSCAPE ELEVATION	5	6	27/11/2023	- Updated Revisions - Amendments on level 4 façade on Belgrave Street	- To reflect changes to the roof parapet along Belgrave St and western external envelope and glazing of unit 403 and 404. To reflect changes to lift overrun.
DA-1501 SECTION A-A	7	8	27/11/2023	- Updated Revisions	- To reflect changes to lift overrun and communal open space.
DA-1502 SECTION B-B	2	3	27/11/2023	- Updated Revisions	- To reflect changes to lift overrun and communal open space. -Reflects changes to the roof parapet along Belgrave Street.
DA-1503 SECTION C - C	N/A	1	27/11/2023	*Note: New section added	-To provide details of the amended roof parapet along Belgrave St.
DA-2510 3D HEIGHT PLANE DIAGRAM	3	4	27/11/2023	- Updated Revisions - Amended building 3D model	-To reflect changes to lift overrun and communal open space. -Reflects changes to the roof parapet along Belgrave Street.
DA-4400 APARTMENT PLAN - ADAPTABLE UNIT - SHEET 1	1	1	28/06/2023	No further changes since lodgement	
DA-4401 APARTMENT PLAN - ADAPTABLE UNIT - SHEET 2	1	1	28/06/2023	No further changes since lodgement	
DA-6020 SHADOW DIAGRAMS (WINTER SOLSTICE) 9AM	1	2	27/11/2023	- Updated Revisions - Amended building shadow	- To reflect changes to lift overrun and roof parapet along Belgrave Street.
DA-6021 SHADOW DIAGRAMS (WINTER SOLSTICE) 12PM	1	2	27/11/2023	- Updated Revisions -Amended building shadow	- To reflect changes to lift overrun and roof parapet along Belgrave Street.
DA-6022 SHADOW DIAGRAMS (WINTER SOLSTICE) 3PM	1	2	27/11/2023	- Updated Revisions - Amended building shadow	- To reflect changes to lift overrun and roof parapet along Belgrave Street.
DA-6030 VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 1	2	3	27/11/2023	- Updated Revisions -Amended building 3D model	- To reflect changes to lift overrun and roof parapet along Belgrave Street.
DA-6031 VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 2	1	2	27/11/2023	- Updated Revisions - Amended building 3D model	- To reflect changes to lift overrun and roof parapet along Belgrave Street.

Schedule of Changes

Sheet Number and Name	Lodgement (Jul 23) REV no.	Current REV no.	Date of Current REV drawings	Changes	Reason for change
DA-6032 VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 3	1	2	27/11/2023	- Updated Revisions - Amended building 3D model	- To reflect changes to lift overrun and roof parapet along Belgrave Street.
DA-6033 VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 4	1	2	27/11/2023	- Updated Revisions - Amended building 3D model	- To reflect changes to lift overrun and roof parapet along Belgrave Street.
DA-6040 SOLAR COMPLIANCE	1	2	27/11/2023	- Updated Revisions - Minor amendments to external envelope and glazing of unit 403 and 404.	
DA-6041 CROSS VENTILATION COMPLIANCE	1	2	27/11/2023	- Updated Revisions - Minor amendments to external envelope and glazing of unit 403 and 404.	
DA-6101 AREA PLANS GFA	3	4	27/11/2023	- Updated Revisions - Amended Ground floor and Roof area plan.	- To reflect reconfiguration of Ground floor plan and roof plan including added communal open space on roof.
DA- DA-6601 PHOTOMONTAGE - VIEW FROM BELGRAVE ST	3	4	27/11/2023	- Updated revision	- To reflect changes roof parapet along Belgrave Street and external envelope of unit 403 and 404
DA- DA-6602 PHOTOMONTAGE - VIEW FROM WHISTLER ST	3	3	28/06/2023	No further changes since lodgement	
DA- DA-6603 PHOTOMONTAGE - VIEW FROM MANLY OVAL	1	2	27/11/2023	- Updated revision	- To reflect changes roof parapet along Belgrave Street and external envelope of unit 403 and 404
DA- DA-6604 PHOTOMONTAGE - INTERNAL COURTYARD	1		28/06/2023	No further changes since lodgement	

Schedule of Changes

Sheet Number and Name	Lodgement (Jul 23) REV no.	Current REV no.	Date of Current REV drawings	Changes	Reason for change
DA-6810 EXTERNAL FINISHES	1	1	28/06/2023	No further changes since lodgement	

Attachment 2

Updated Clause 4.6 variation request – Height of buildings

Refer to separate attachment