

Council’s RFI Response Report

DA No : DA2023/0987

35-43 Belgrave Street
Manly NSW 2095

Prepared for
Time & Place

Issued
05 December 2023

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SJB acknowledge the Traditional Custodians of the land on which we live, practice, and visit, and pay our respects to Elders past, present, and emerging. We recognise the continuous engagement and caring of the lands, waters, and skies by First Nations peoples for time immemorial.

We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people toward a better future.

Issued		
V01	For Information	30/11/2023

Contents

Introduction

The purpose of this report is to accompany a revised design for the Development Application in response to Northern Beaches Council Request for Further Information letter dated 6th November 2023

The following pages itemise each of Council’s comments and recommendations with their architectural responses.

Introduction	3
Building Height, Streetscape and Bulk	4
Building Height, Streetscape and Bulk	5
Building Height, Streetscape and Bulk	6
Street Activation	7
Waste Bin Handling	8
Views and Amenity	9

Building Height, Streetscape and Bulk

Council’s Comments and Recommendations:

The proposed variations to the building height plane are not supported. The vaulted surroundings are above the height plane and add unnecessary building bulk and overbearing impact on the streetscape. The site comprises a number of lot and is only becomes a corner site by consolidation. The curved edge and arched vaulted elements must be lower to the 4th level. Deliberately accentuating the height plane breach is not consistent with the Manly Townscape and design excellence principles. The vaulted 5th level creates unnecessary solar and overshadowing impacts on adjacent properties as well as the streetscape including impacts on the outlook and view amenity from adjacent apartments views toward Ivanhoe Park and Manly Oval. The use of the top floor for private terraces denies the chance to include meaningful communal open space at this level and minimise the height breach. The clause 4.6 provided is not well founded and the environmental planning grounds to justify the excessive height plane breach are not evident or caused by any site constraints. The proposal is not supported pursuant to clauses 3.1.3 Townscape of the Manly Development Control Plan (MDCP), clause 4.2.2 Height of buildings (consideration of exceptions) and clause 4.6 Exceptions to development standards of the Manly Local Environmental Plan (MLEP) 2013. The top floor private terraces must be deleted with the edge setback in favour of single smaller communal open space. The vaulted and curved parapet around the building edge is to be deleted. It is considered that floor space will influence the volume of the overall building and therefore contributes to the height variation across the whole or significant elements of the building.

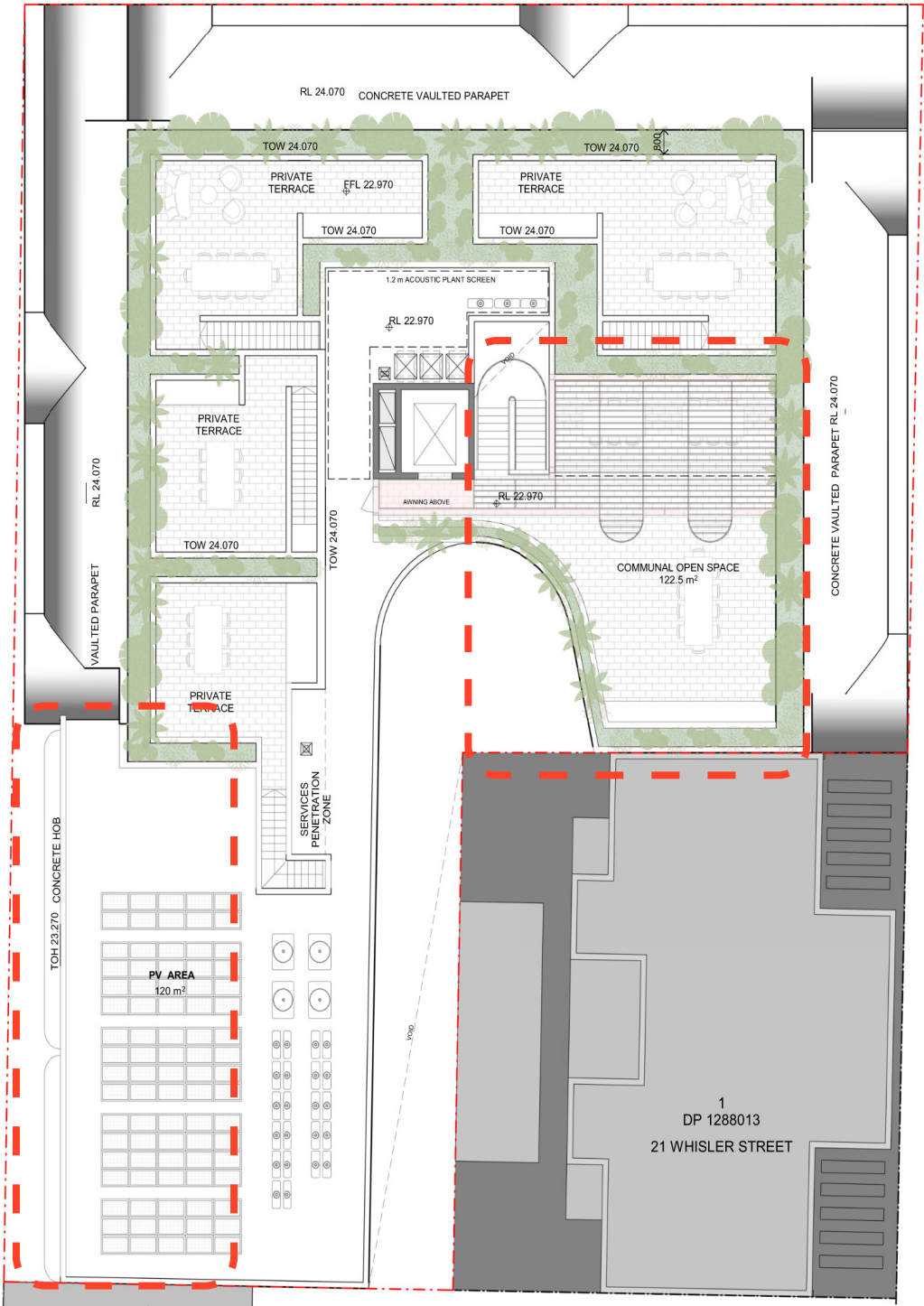
Response

Corner site

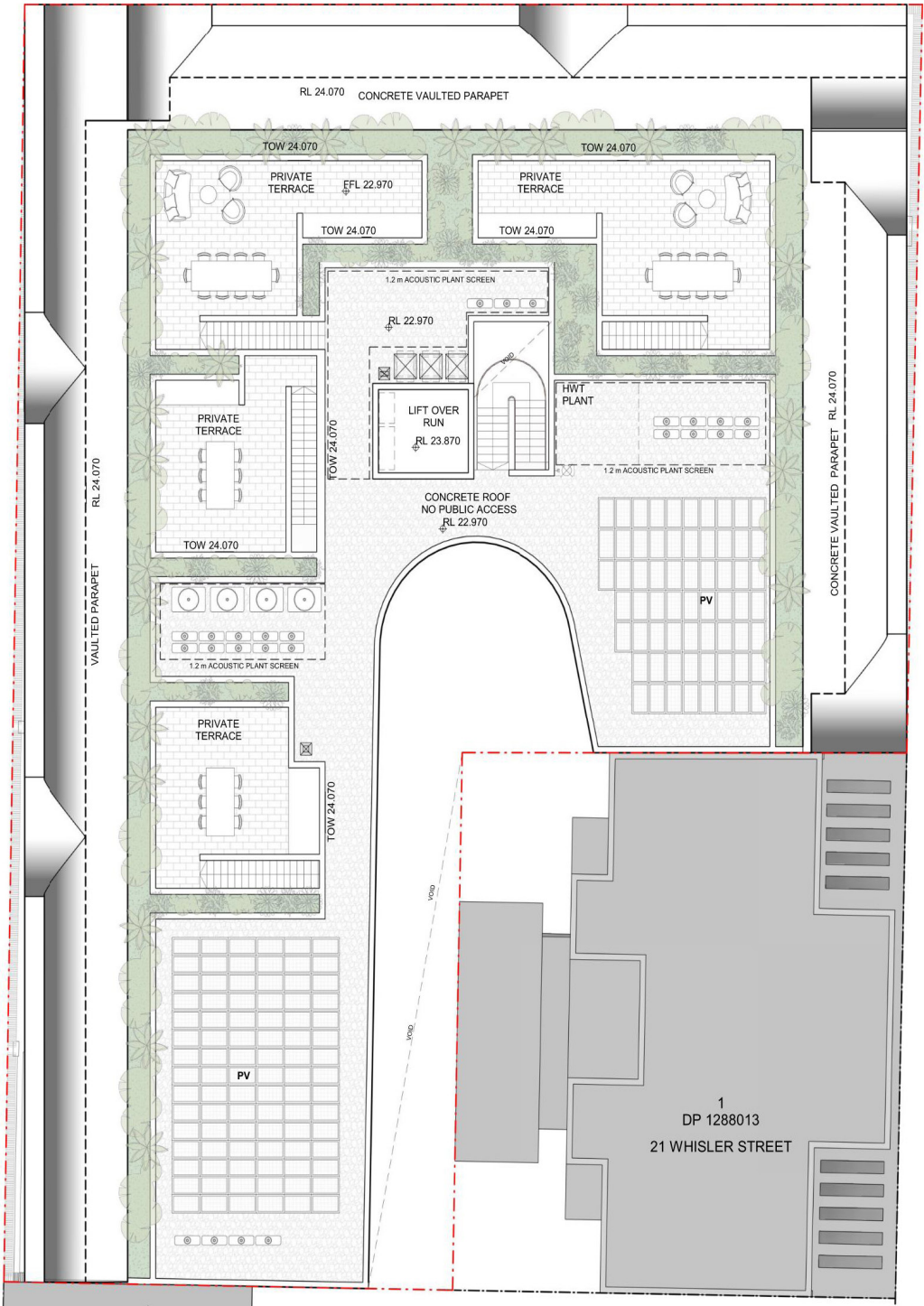
The main portion of the site is a corner block with three street frontages. The portion of the site that fronts Belgrave Street and aligns with 21 Whisler Street has been amended in response to streetscape bulk commentary whilst maintaining the playful roof form to the corner portion to the north.

The roof plan has also been modified to accommodate communal rooftop access by extending the lift core and consolidating PVs and rooftop services to create a semi-sheltered roof top terrace.

These changes are detailed in the following pages.



Amended proposal



DA Lodged Proposal

Building Height, Streetscape and Bulk

Response cont'd

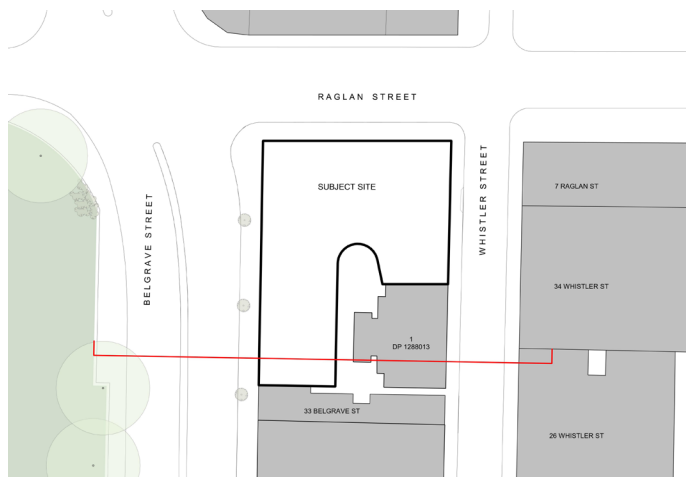
Vaults

The portion of the building that fronts Belgrave Street in alignment with 21 Whistler Street has been modified in response to Council feedback by removing the vaulted roof form and replacing it with a simplified parapet for a more recessive upper level.

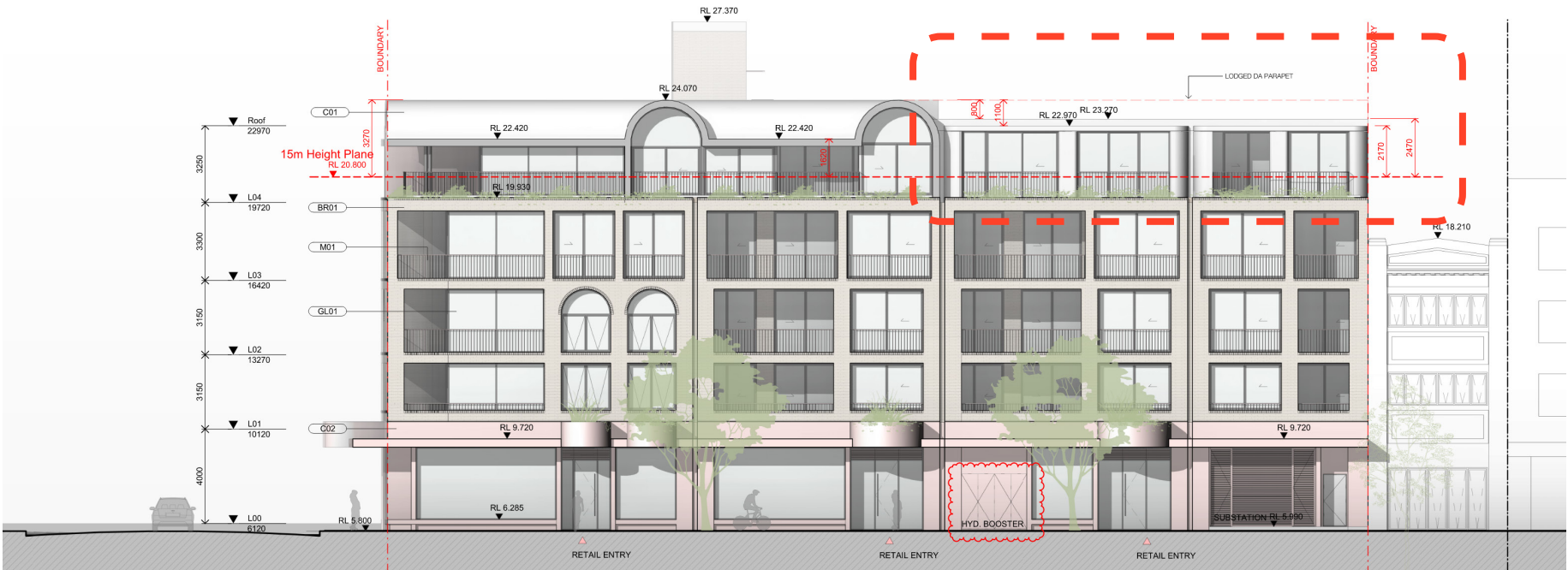
For the remainder of the site, the proposed vaulted roof softens the building top and reduces the perceived bulk and scale of the building. The vault section is expressed at key moments surrounding the northern portion of the proposed building.

Communal Rooftop

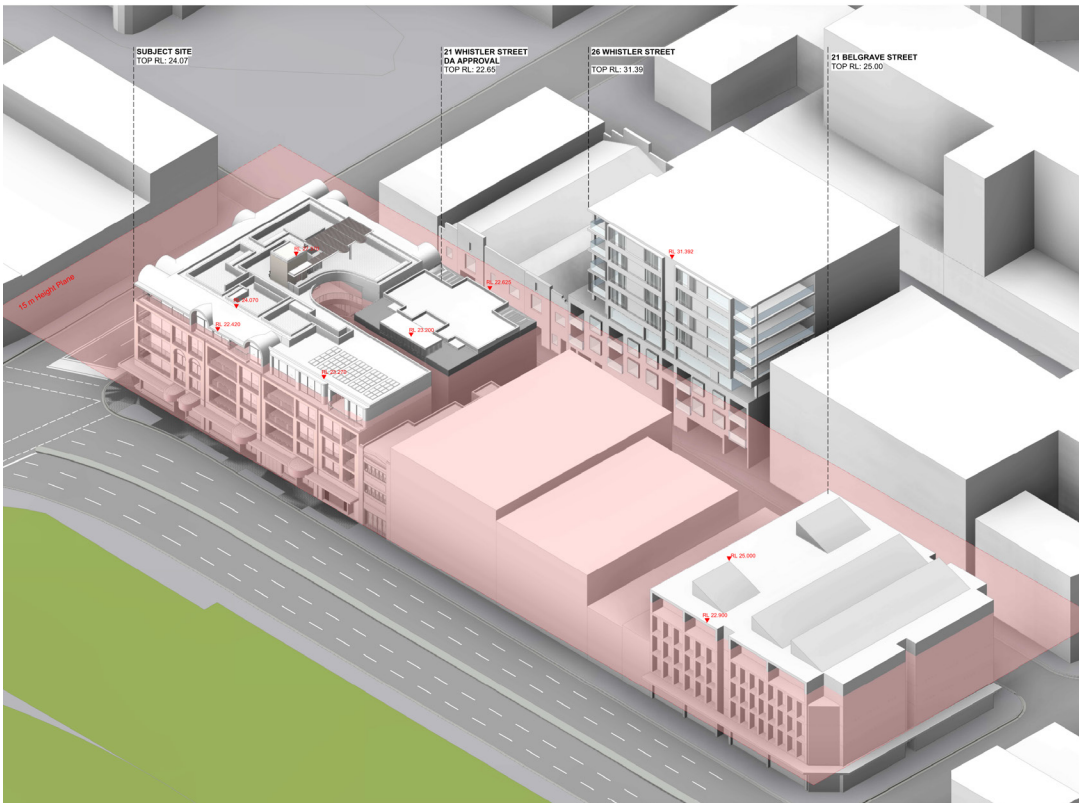
The building lift has been extended up to the roof level in order to provide DDA access to a rooftop communal open space for residents.



Key Plan - Section



Belgrave Street (West) elevation showing amended roof parapet.



Axonometric view showing amended roof parapet, communal open space and lift access to roof

Building Height, Streetscape and Bulk

Response cont'd

Streetscape

When viewed from street level, the roof design conceals view to balustrades, services and the amended lift core.

The amended proposed retains the vaulted roof form to the northern portion of the proposed corner building and proposes a simplified and recessive parapet to the southern portion of the Belgrave Street frontage.

Comparison views



Amended proposal - view from Belgrave Street looking north



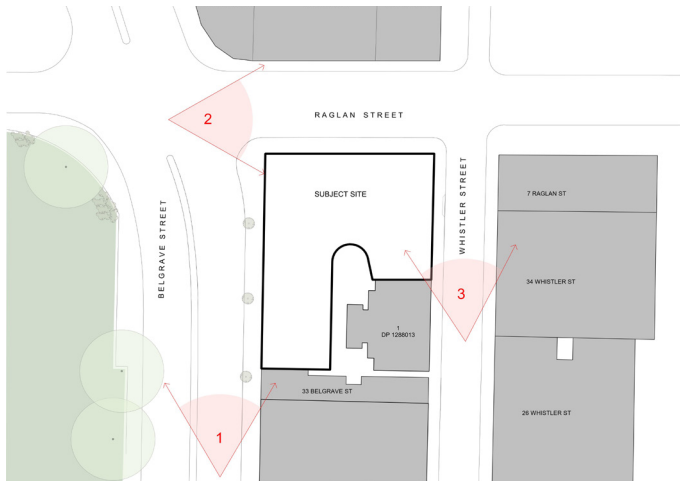
Amended proposal - view from Raglan Street and Pittwater Road corner looking south-east



DA Lodged Proposal - view from Belgrave Street looking north



DA Lodged Proposal - view from Raglan Street and Pittwater Road corner looking south-east



Key Plan - Additional iew points



1. Amended view from Belgrave Street looking north



2. Amended view from corner Raglan and Belgrave St looking east



3. Amended view from Whistler St looking north

Street Activation

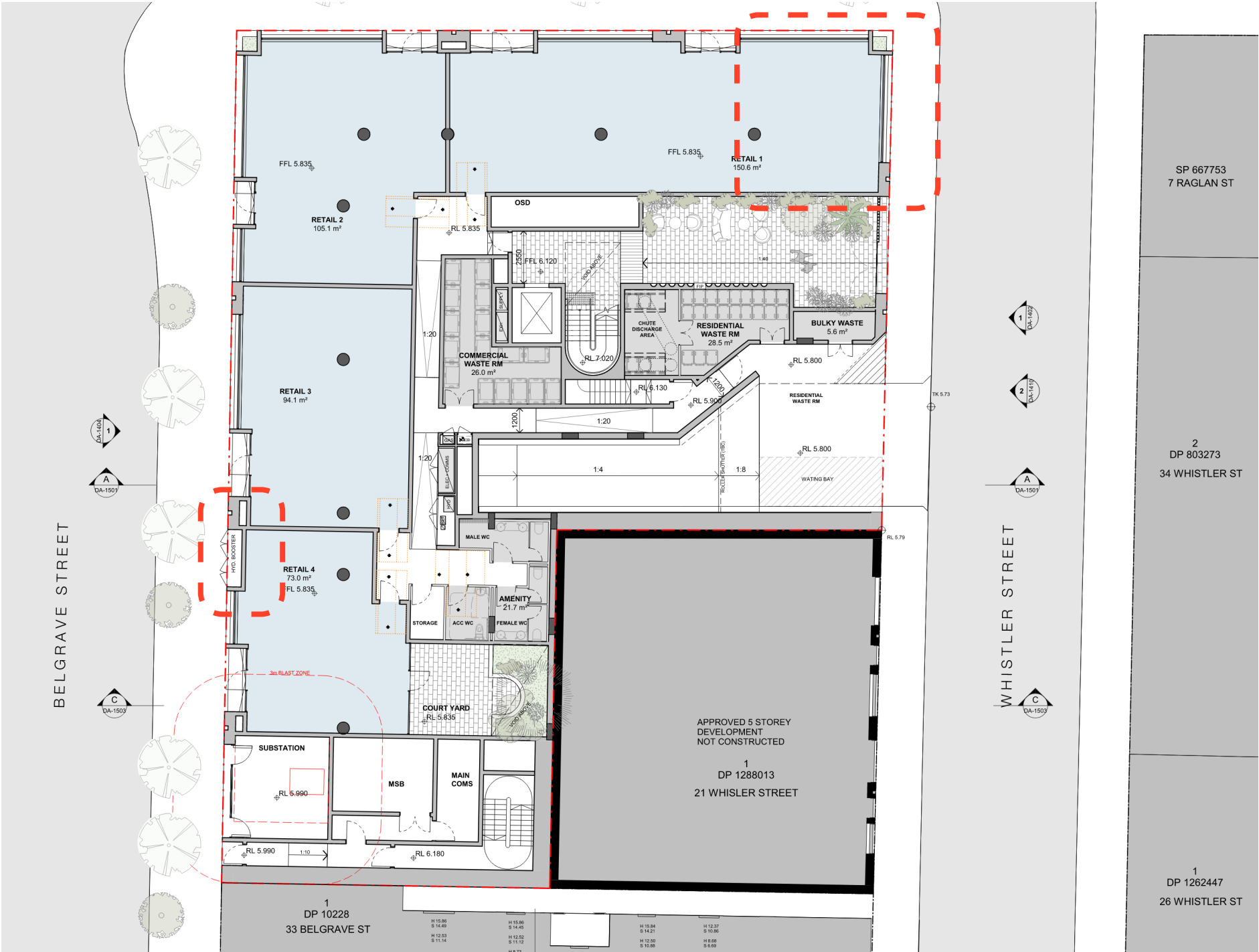
Council’s Comments and Recommendations:

The proposal has limited street activation for retail frontage along Whistler Street due to the potential hydrant booster. It should be confirmed if the booster can be in the alcove on the northern side wall of the driveway entry point. DSAP also provided advice to investigate the booster location on Belgrave Street as the preferred alternative.

Response

- The Hydrant Booster is located on Belgrave Street, giving an extended retail frontage on the corner of Whistler and Raglan Street.

Ground Floor Plan showing the hydrant booster located on Belgrave Street and extended retail frontage on corner



Waste Bin Handling

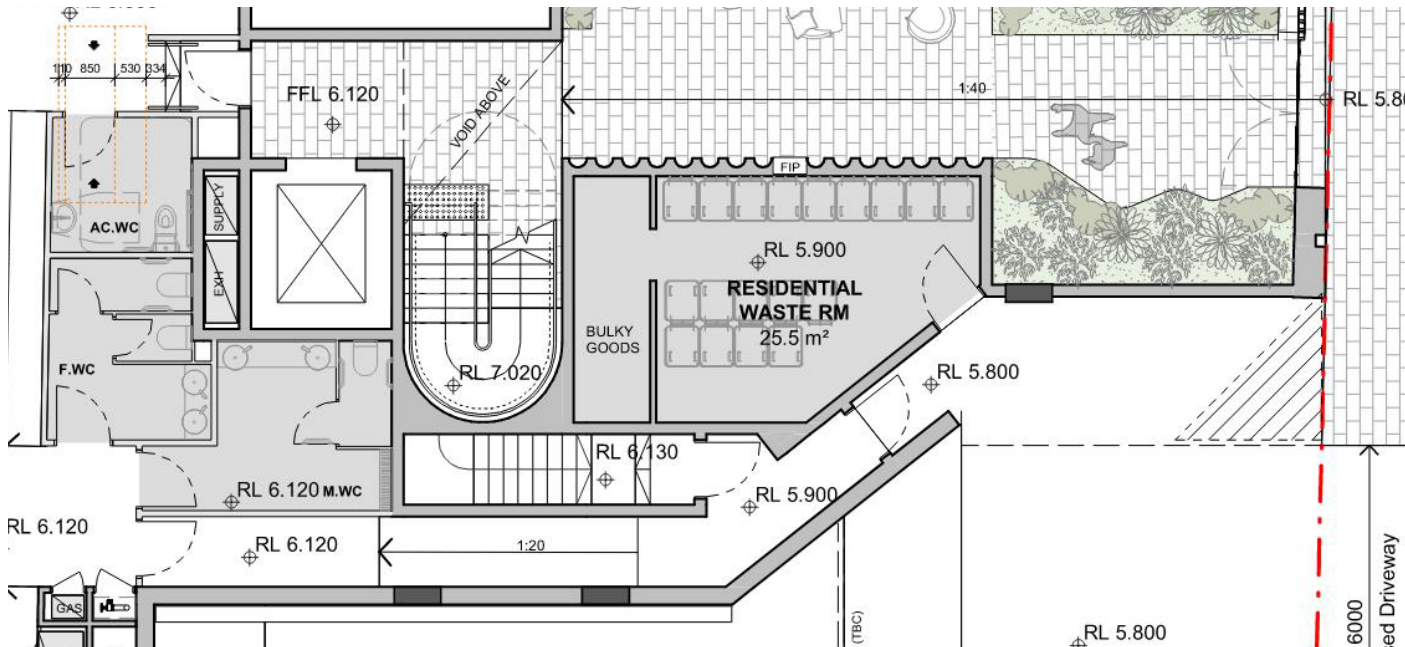
Council's Comments and Recommendations:

The residential bin room will need to be sized appropriately to store 25 x 240 litre bins. Additionally, the use of residential waste bin chutes and carousels is discouraged due to potential fouling, spillage and high maintenance required for daily management. The plan of management has no details of how such roles and responsibilities will be reliably implemented. If a carousel system is used a separate bin room will be required to ensure spilled materials do not create OHS slip/trip hazards for collection staff within the bin room. The residential recycling bin cupboards on each level show only one bin space, which is insufficient capacity for 7 days. Operationally, full-for-empty bins would need to be rotated mid-week and the proposal does not address this in the plan of management. Access to the bulky goods room is through the residential bin room. This is unacceptable. A separate door will be required to access the bulky goods room. The door must be 1.2m wide and open toward an outward direction to be latched open. For the proposed 25 residential units a bulky goods room of 10 cubic metres is required and will need a floor area of 5sqm. The proposal is not supported pursuant to Clause 3.8 Waste Management of the MDCP

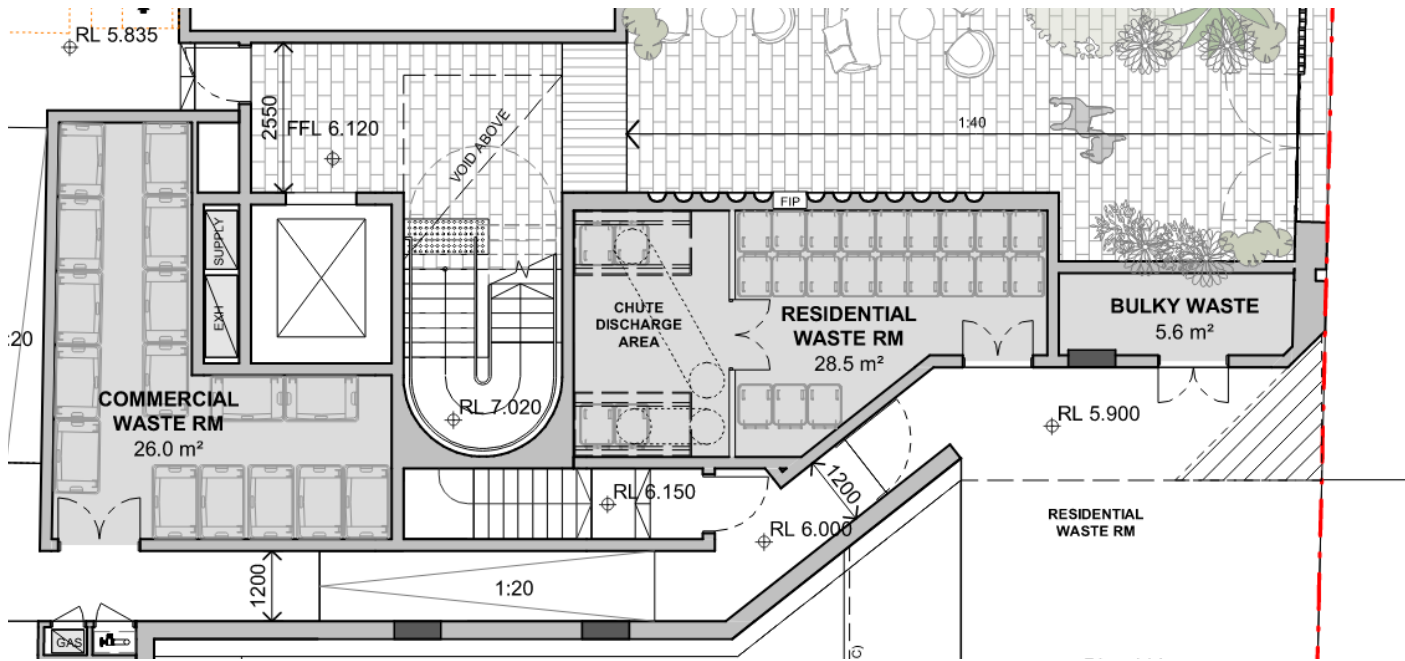
Response

- The amended proposal allows a larger residential bin room to accommodate 25 x 240 litre bins and handling space.
- A separate chute discharge area has been incorporated as recommended by the Council's waste referral.
- The bulky waste room is separated from the bin room and has dedicated access from the open area.
- An updated Waste Management Plan has been included in this submission. The revised plan clarifies and supports the use of garbage chutes and recycling bins on each floor. The plan specifies the regular bin-changing requirements for the building manager.

Ground Floor Plan showing amended residential bin rooms in comparison with lodged DA plan



Lodged DA plan - Residential bin room



Amended plan - Residential bin room

Views and Amenity

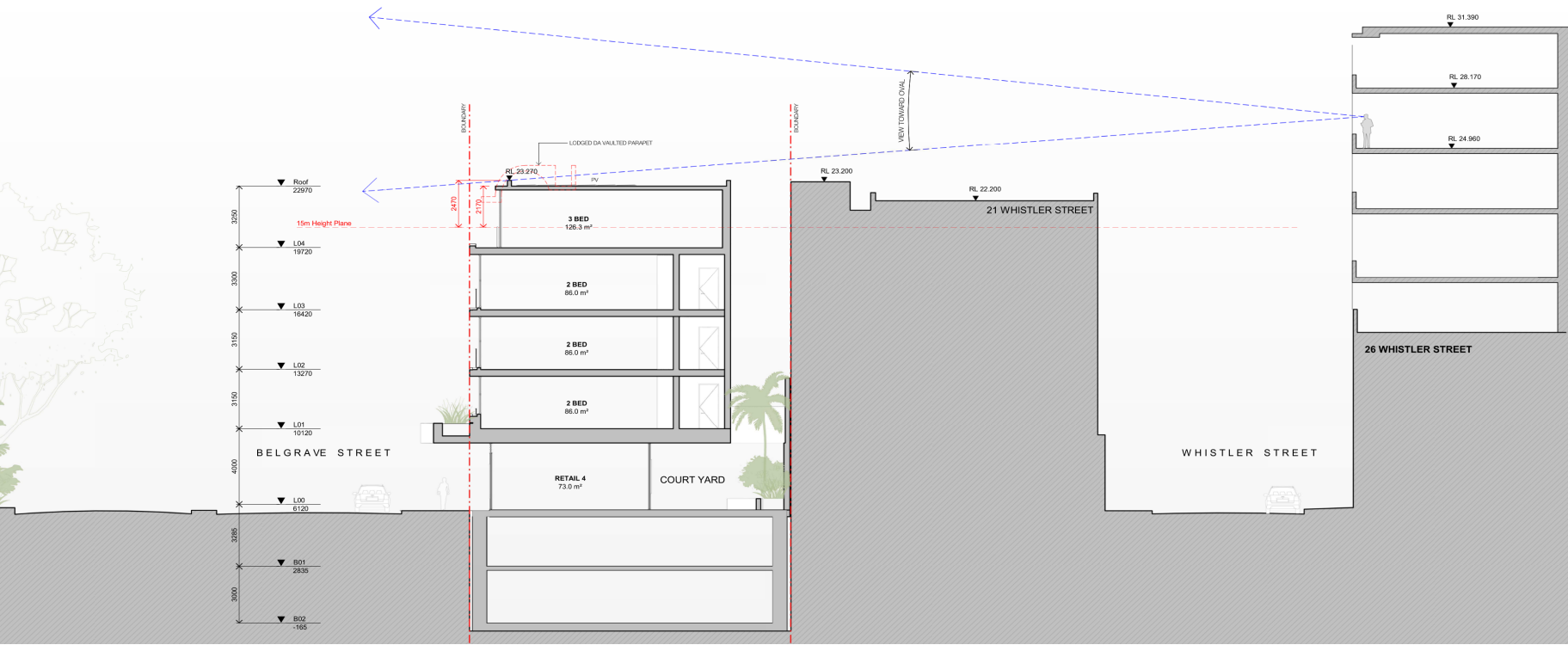
Council’s Comments and Recommendations:

View and amenity impact concerns have been raised by No.26 Whistler Street, in particular Units 601 and 701. Whilst the MDCP considers some additional height for corner sites in the CBD may be appropriate (as per Clause 4.2.2) this should not be interpreted as being acceptable where any height non-compliance impacts views and amenity of surrounding residential land. View and amenity concerns, created by non-compliant building height will be given considerable weight. Therefore, it is requested that photomontages are provided demonstrating a comparison with a fully compliant scheme, and scheme incorporating the changes outlined above regarding (Building height, Streetscape and Bulk) as well as the existing scheme lodged. It is noted that an analysis should account for DA2018/1669. However, the proposal is currently not supported pursuant to Clauses 4.2.5.2 Height of Buildings and 3.4 Amenity of the MDCP.

Response

The southern portion of the site which aligns with 26 Whistler Street has been amended as detailed in the previous pages. The vault has been replaced with a 300mm concrete hob to mitigate the concerns of view loss from Units 601 and 701 at 26 Whistler Street.

A separate view analysis has been conducted and included with this submission to provide a thorough understanding of the impact of the proposed development on 26 Whistler Street.



Building Section through amended roof parapet showing building height in relation to outlook and view amenity from adjacent buildings.



Artist impression - Amended scheme - Belgrave Street looking North .

Belgrave St Elevation showing amended roof parapet

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



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