



DM Planning

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1/9 Narabang Way, Belrose NSW 2085

12 March 2023

The General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Attention: Rodney Piggott

Dear Mr Piggott

DA 2022/2148 – Response to Request for Information
Demolition works and construction of a building for use as a specialised retail premises including signage at 200, 202 & 204 Condamine Street, Balgowlah.

I refer to Council's letter dated 6 March 2023 for 200, 202 & 204 Condamine Street, Balgowlah. ('the site').

The proposal has been amended and the following additional information is submitted to Council:

- Amended architectural plans, prepared by Centric Architects, dated 8.03.2023, reducing the overall building height and amending the pedestrian entrance
- Amended clause 4.6 request to vary the building height, and
- Further Flooding information (under separate cover).

Responses to the issues raised by Council are outlined below:

1. Building Height

The overall building height has been reduced as follows;

- Level 2 and the roof have both been lowered by an overall 400mm
- The roof pitch has been amended from 2 degrees to 2.8 degrees

Further, in consultation with the project engineers who have provided schematic structural and mechanical solutions, the roof cavity has been reduced. The cavity space provided is just enough to accommodate the structure and mechanical ducting and cannot be reduced any further.

The result is that the Condamine Street elevation is below the 11m building height plane. Only the north-eastern corner breaches the maximum building height. The breach has been reduced

from 1355mm to 497mm or 4.5%. The overall volume of building that breaches the building height has been approximately halved.

The breach to the building height (as amended) is shown in Figure 1 below:

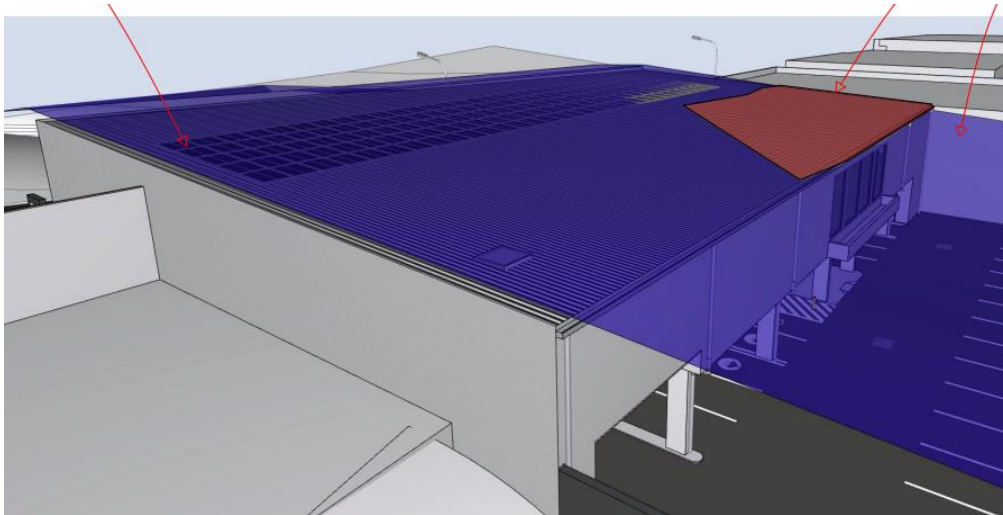


Figure 1. 3D image showing the breach to the building height in red (source: Centric Architects)

The sections included in the amended architectural plans demonstrate that the majority of the building is below 11m.

The amended clause 4.6 request to vary the building height (Attachment A) includes a more detailed analysis of the planning grounds that justify the minor breach to building height.

2. External Referrals – Design and Sustainability Advisory Panel

It is noted that the Panel generally supports the proposal and concludes as follows:

“The Panel supports the proposal but recommends that the front landscaping and vegetation in the proposal be increased overall. The Panel considers the height breaches to be insignificant and would support any further breaches that might result from the reintroduction of a clerestory light or skylight if it can be shown that this would have minimal, if any impact.”

Comment:

The Panels comments are noted, however, the changes suggested have not been incorporated into the design at this stage.

The overall building height has been reduced in the amended plans as outlined above.

Sufficient landscaping has been provided. The proposal provides a net increase to the existing landscaping on the site and complies with Council’s front setback and landscaping controls.

The owner may explore the inclusion of a clerestory window or skylight in the upper level at a later date, at which time changes will be lodged as a modification application.

3. Internal Referrals - Flood

Northrop Engineers have prepared information to address the issues raised by Council's engineers. This has been submitted to Council under separate cover.

CONCLUSION

We trust Council has everything required to complete the assessment.

Please let me know if Council requires any further information. Yours faithfully,



Danielle Deegan
Director
DM Planning Pty Ltd

ATTACHMENT A - AMENDED CLAUSE 4.6 VARIATION REQUEST