

INTERLOCK.

Interlock Australia

16/25 Gibbes St
Chatswood NSW 2067
Nominated Architect: Troy Newman
Architect No: 10699
Design Practitioner: DEP0001084
Principal Design Practitioner: PDP0000358

PAN - 576200

136 Pacific Road Palm Beach - Alterations & Additions to existing dwelling

See below responses to previous letter from council

1. *Estimated Development Cost (EDC) not accepted*
Council has conducted a review of the EDC as stated in the documentation submitted with the application.
The EDC provided is markedly below Council's estimate, which has been calculated using current construction industry cost guides.
Please review the EDC and submit a more accurate EDC Form.

Comment: Refer to amended Estimated Development Cost Document

2. *Clause 4.6 Variation Statement (Building Height)*
A Clause 4.6 Exception to Development Standards statement which addresses the non-compliance with Clause 4.3 - Building Height.

Comment: With reference to the 3D height plane diagrams indicating the 8.5m and 10m height controls, we note that the height planes can be graphically interpreted on the architectural sections and elevations. It is acknowledged that the representation of the height plane varies depending on the location of the section cut line. Notwithstanding this, we confirm that the proposed alterations remain below 10 metres in height when measured from the existing natural ground level, and therefore comply with the applicable height limit.

3. *Stormwater Plans*
A Stormwater Management Plan for the proposed development as it involves new buildings or alterations and additions to an existing building.

Comment: Refer to attached Stormwater Plans prepared by Stellen Consulting

