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Nominated Architects
Daniel Beekwilder 6192
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August 26, 2025

The Director
Planning & Co
80 William Street,
Woolloomooloo NSW 2011
Attention: Tom Goode
tgoode@planningandco.com

Mixed Use Development - 138 Maroubra Road, Maroubra FLOOR TO FLOOR STATEMENT

Dear Tom,

This is in response to a query raised by the Department regarding the proposed floor to floor dimension of 3100mm.

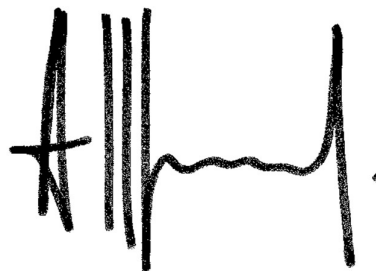
The following Figure 1 indicates Level 5 as being a typical 3100 with a repetitive balcony over. Level 6 has an increased height of 3250 as it has a balcony above the habitable space requiring underslab insulation.

The sections are cut at this part of the façade as it is usually where the “pinchpoint” occurs. Our experience is that extra construction tolerance is needed at the balcony step down and concrete step in the ceiling for post tensioned slabs for formwork accuracy and slab deflection. The 80mm shown here has proven adequate to permit framing and plasterboard ceilings to easily achieve 2700 clear above finished floor level. Blockouts are used for sprinkler pipes so there is no pressure on the services/ceiling coordination.

We have completed projects with three different builders who all advise the 3100 dimensions has been adequate.

Should you require anything further, please contact the undersigned.

Yours sincerely
DJRD Pty Ltd



Andrew Hipwell
Director
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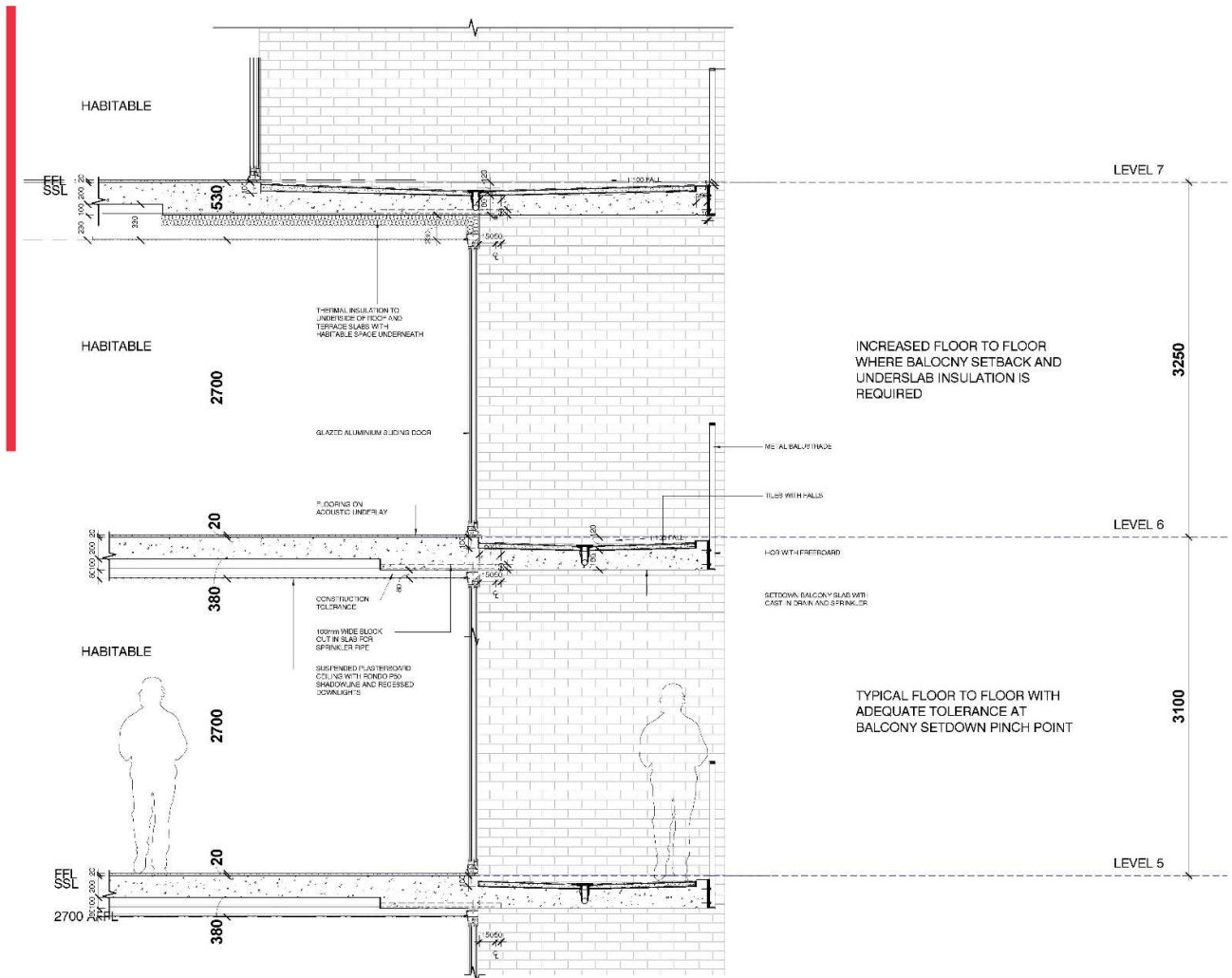


Figure 1 – Typical balcony section