

The Director,
Major Projects Assessment,
Department of Planning & Infrastructure,
GPO Box 39
Sydney NSW 2001

25 November 2011

Dear Sir / Madam,

RE: - Royal Far West Concept Plan - Submission by Northern Beaches Health Promotion (Northern Sydney Local Health District)

Thank you for the opportunity to comment on the above plan.

As a matter for consideration, Northern Beaches Health Promotion (NBHP) requests that the design concept adopts a framework which will help ensure that its development:

1. provides for a healthy and socially vibrant community through compliance with existing 'healthy planning' guidelines: the Premier's Council for Active Living (PCAL) *Designing Places for Active Living*¹, and/or the National Heart Foundation's *Healthy by Design* guidelines² in addition to NSW Health's Healthy Urban Design Checklist³ and
2. provides safety and security to users and the community by incorporating NSW Police's *Safer by Design*⁴ Crime Prevention Through Environmental Design (CPTED) principles - refer to section 79C of the Environmental Planning & Assessment (EP&A) Act 1979.

Specific recommendations relating to this DA are detailed below:

ACTIVE TRANSPORT

The Royal Far West Concept Plan states that the applicant is considering "bicycle parking and shower / change room facilities, including lockers", which "will be provided in convenient locations".

Recommendation 1:

That the applicant, at the Project Application stage, details the number and location of sheltered and secure bicycle racks or bicycle parking stations, shower / change room facilities and lockers to ensure they meet the needs of residents, staff and visitors.

The applicant's intention to "prepare and implement a Workplace Travel Plan or Travel (Transport) Access Guide" is commended.

Recommendation 2:

That a Workplace Travel Plan including a Transport Access Guide and provision for car share, be developed and implemented prior to occupation of the development.

OVERSHADOWING

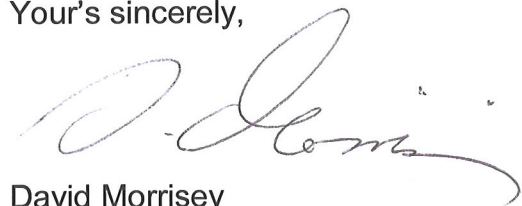
The objectives of the Manly DCP regarding sunlight access and overshadowing are “to maximise the penetration of mid-winter sunlight to principal outdoor areas...and to encourage modulation of building bulk to facilitate sunlight penetration into the development site and adjacent properties.”⁵

The applicant's concept plan includes the proposal to demolish a five storey building and construct a replacement building of eight storeys (Building A). The applicant's shadow diagrams⁶ relating to the shadows which would be cast by Building A, do not clearly show the extent of overshadowing which would occur to Manly Village Primary School on Winter Solstice.

Recommendation 3:

That the shadows cast by the proposed Building A (Royal Far West Building) not exceed those shadows currently cast on Manly Village Primary School.

Your's sincerely,



David Morrissey

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References

1. The NSW Premier's Council for Active Living (PCAL) *Designing Places for Active Living*.at: http://www.pcal.nsw.gov.au/planning_and_design_guidelines
2. National Heart Foundation of Australia (Victorian Division), June 2004. *Healthy by Design: a planner's guide to environments for active living*, at: http://www.heartfoundation.org.au/Professional_Information/Lifestyle_risk/Physical_Activity/Active_by_Design/Pages/default.aspx
3. NSW Department of Health. *Healthy Urban Development Checklist: A guide for health services when commenting on development policies, plans and proposals*, 2009 at: http://www.health.nsw.gov.au/policies/gl/2010/GL2010_001.html
4. NSW Police Service, *Safer by Design*, at: http://www.police.nsw.gov.au/community_issues/crime_prevention/safer_by_design
5. Manly DCP Residential Zone 2007 Amendment 1 Section 4.1.1
6. Royal Far West Concept Plan Appendix G, Drawing no CP-20 Issue D