

Name: DPM One P/L

Address: Unit 2 - 77 Wood Street

Manly

2095

Date 23 Feb 2022

Director – Key Sites Assessments

Attention: Mr Brendon Roberts – Team Leader

Department of Planning, Industry and Environment

Locked Bag 5022,

PARRAMATTA

NSW 2124

Online application at: http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=10672

Dear Brendon,

RE; MP 10_0159 MOD 1, ROYAL FAR WEST MANLY CONCEPT PLAN MODIFICATION

OBJECTION TO THE PROPOSAL

We write by way of objection to the ‘Response to Submissions’ dated December 2021 to the approved Part 3a development proposal for the Royal Far West site.

We have no political association with Royal Far West (RFW) and have made no reportable political donations.

Although some improvements have been made to the application, there remains privacy, noise and overshadowing concerns for the revised proposal.

The reasons for our objection are as follows;

1 Building C setbacks

- The increase boundary setback (western boundary adjacent Block C) although much improved (from 1.6m to 3.7m) is well short of the 4.6m approved Part 3a setback. This impacts shadowing and amenity to all the homes of Block no 25 and is 0.9m in excess of the Part 3a approved development.
- The scheme remains short of compliance with the Apartment Design Guide (ADG) requirements.(as required under the Part 3a conditions of approval). The justification in Planners report at P34 that the developer is “unable to achieve the required setback” is not a valid argument as there is ample site with which to develop a compliant scheme. The objectives of the ADG have not been satisfied nor are they close to “deemed to comply” as they result in significant additional overshadowing. Note that no drawings are submitted to indicate what a ‘complying ADG’ scheme would look like for comparison! Therefore what

is the justification or measure for “deemed to comply”? How can this issue be assessed accurately, without a drawn comparison to ADG?

2 Height of Building C

- Far from improvement, the overall height has now been generally increased from the previous submission by 0.35m (RL 32 to 32.35 and the Lift over-run also increased 0.65m from RL35.15 to RL35.8 .
- Additional plant to the roof will also generate additional height (not identified graphically, but noted in the report).
- All of these factors further impact shadowing no 25-29 . We request that the height be modified to restore sunlight to our property.
- Note to chamfer the western parapet of Building C (as per the western parapet of Building D) would reduce effects.

3 – Building C privacy from commercial use.

Building C has been redesigned with windows (previously no windows) to face west from commercial levels directly to bedrooms of no 29. No details or screening are given

Our concerns are;

- How is the privacy being managed (screens, fixed windows, etc)?
- How is the occupancy and appropriate commercial usage of these premises being managed? (ie no noise generating uses, hours of operation, Light spill etc)

4 Building B issues .

This has been redesigned with a chamfered southern edge to restore some winter sunlight to our property offering some improvement to the previous proposal.

Note our objections remain;

- The application as a Part 75 W modification, particularly in regard location of Building B, (being substantially the same as the Part 3a submission) has not been adequately addressed in the Planners ‘Response to submissions’ -see page 27. We believe this remains an issue for the development and the Dept of Planning to consider the legal requirement for compliance and appropriate planning pathway.
- Building B casts shadow onto communal land as indicated. (Planners report page 32 of the Planners report is incorrect suggesting there is no communal land on Blocks 25—29).

“In relation to communal open space, we note that No. 31 and No. 29 Victoria Parade currently do not have any communal open space areas with what is referred to within the request for RTS prepared by the Department as “communal open space” on No. 25 - 29 Victoria Parade either common circulation spaces providing ground level access to the ground floor level apartments or north facing private open space associated with the rear apartments as depicted in Figure 5 over page.”

- There is ‘communal shared open space’ on title as indicated. Building B will overshadow this.
- Building B casts shadow to shared and private open space and living rooms of GF units of both Blocks 25 and 29, over and above Part 3a approval.

- A new lift tower has been placed to the west of Building B casting additional shadow.

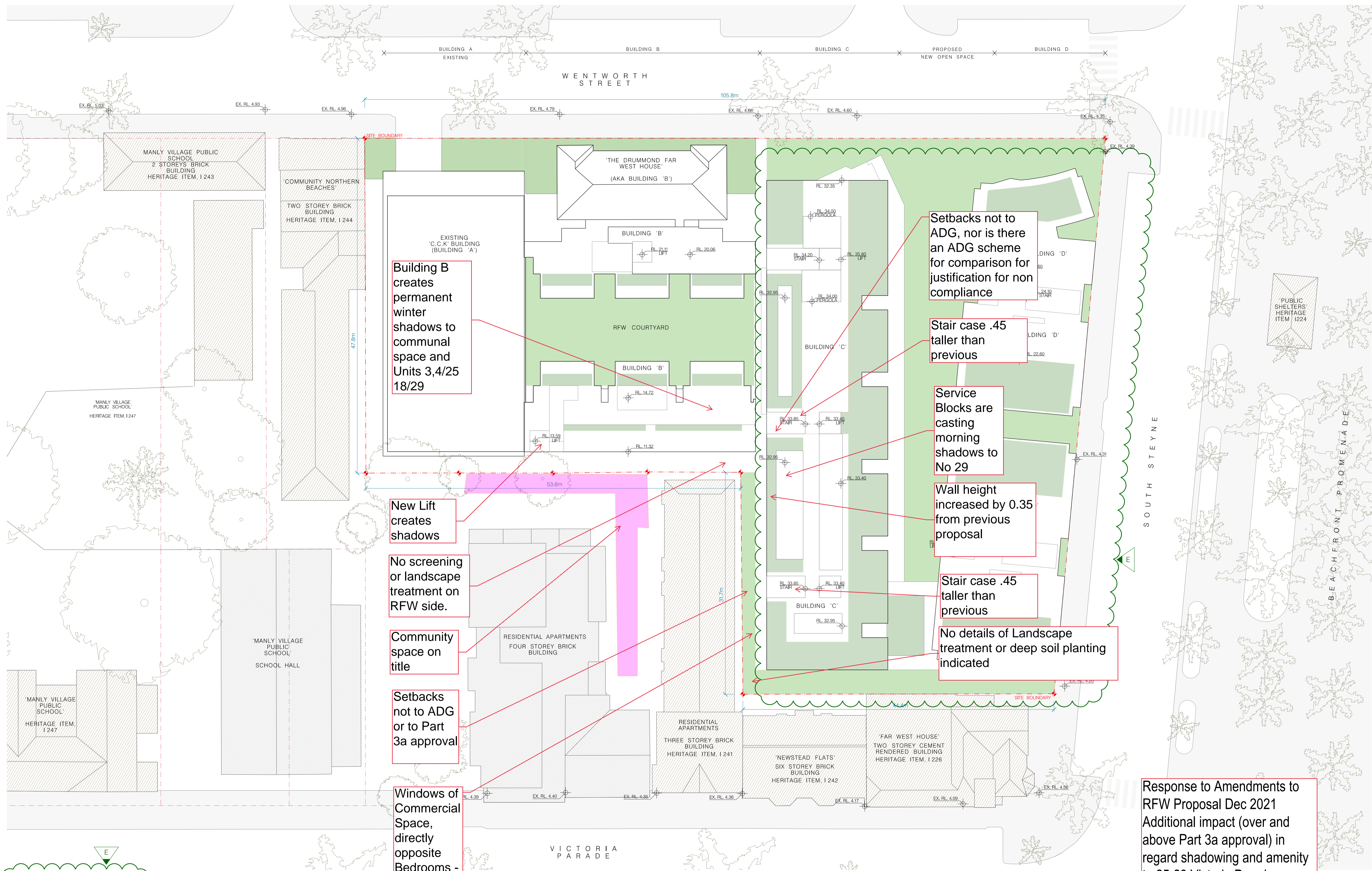
Yours sincerely,

A handwritten signature in black ink, appearing to read "Peter Monckton".A handwritten signature in black ink, appearing to read "Diana Marsh".

Peter Monckton and Diana Marsh,.

Owner of unit 19 / 29 Victoria Parade

Please DO NOT delete my personal information before publication of this submission



Building B creates permanent winter shadows to communal space and Units 3,4/25 18/29

Setbacks not to ADG, nor is there an ADG scheme for justification for non compliance

Stair case .45 taller than previous

Service Blocks are casting morning shadows to No 29

Wall height increased by 0.35 from previous proposal

Stair case .45 taller than previous

No details of Landscape treatment or deep soil planting indicated

New Lift creates shadows

No screening or landscape treatment on RFW side.

Community space on title

Setbacks not to ADG or to Part 3a approval

Windows of Commercial Space, directly opposite Bedrooms - potential Privacy issues

Response to Amendments to RFW Proposal Dec 2021
 Additional impact (over and above Part 3a approval) in regard shadowing and amenity to 25-29 Victoria Parade
 23 Feb 2022

01 SITE PLAN
 1:250 @ A1
 1:500 @ A3

<p>Project: ROYAL FAR WEST Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Client: Royal Far West</p> <p>Scale: As shown @ A1 Drawn By: BDJ/BJB/SF Checked 1: BD, NB Checked 2: EP Approved: EP</p>	<p>Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 T: 02 9283 7755 F: 02 9283 7477</p>	<p>Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2000 T: 02 9986 2535</p>	<p>Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900</p>	<p>BCA Consultant: City Plan Level 6, 120 Sussex St North Sydney NSW 2000 T: 02 8270 3100</p>	<p>Geotech & Contamination: Douglas & Partners 96 Hermitage Rd Sydney NSW 2014 T: 02 9809 0666</p>	<p>Acoustic Engineer: Renzo Tonin & Associates Level 1, 416A Elizabeth St Sydney NSW 2010 T: 02 8218 0500</p>	<p>Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 T: 02 9212 6957</p>	<p>Fire & Fire Services Engineers: GHD Level 15, 133 Castlereagh St Sydney NSW 2000 T: 02 9239 7100</p>	<p>Civil & Stormwater Engineers: Northrop Level 3, 345 George St Sydney NSW 2000 T: 02 9241 4188</p>	<p>Hydraulic & Mechanical Engineers: ADP Consulting Level 3, 8 Spring St Sydney NSW 2000 T: 02 8203 5447</p>	<p>Structural Engineer: James Taylor & Associates Suite 1, 115 Military Rd Neutral Bay NSW 2089 T: 02 9969 1999</p>	<p>Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 T: 02 9283 7755 F: 02 9283 7477</p>	<p>Drawing: SITE PLAN Drawing Number: S75W - 1060</p>	<p>Job Number: 5899 Issue: E</p>
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