
Sent: 8/10/2020 12:31:25 PM
Subject: Formal objection notice regarding alterations and additions at 2 Montague Place, North Manly - DA2020/1129
Attachments: Formal written objection to DA2020-1129.pdf;

Dear Sir/Madam,

We refer to the above matter- DA2020/1129.

Attached is our submission on behalf of Family Brownbill, owners of H/N 4 Montague Place, North Manly.

Regards,

Momo Romic

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NORTHERN BEACHES COUNCIL
PO BOX 82
MANLY NSW 1655

7 October 2020

Your reference no.:

DA2020/1129

Dear Sir/Madam,

Re: Objection Notice - Alterations and Additions to a dwelling house- 2 Montague Place, North Manly

Reference is made to the above development proposal.

I have been engaged by the owner (Family Brownbill) of H/N 4 Montague Place, North Manly to act on their behalf.

This is now another attempt by the proponent to provide alterations and additions to the premises and the concept once again provides an insensitive form of development.

As previously stated, my client's do not object in principal to the alterations and additions to the existing dwelling on the subject land provided this is done so appropriately.

We request that greater consideration is taken by the building designer which addresses our concerns, and we strongly recommend that the rear floor plates are lowered substantially and that an attic style roof form is explored.

Contention 1- Height of building control exceedance

The exceedance to the height of building control requires a Clause 4.6 Variation for Council's assessment.

There must be sufficient environmental planning grounds to justify this non compliance.

The current building design does not offer a site responsive design and the proposed appearance and form is unacceptable.

The undercroft of the addition appears to be a storey and as such, there is no reason why the rear additions i.e. floor plates cannot be stepped further to follow the current ground levels.

We believe the proposal will result in adverse amenity impacts by way of additional overshadowing, visual intrusion and overlooking for my client's land.

Contention 2- Non-compliance with access to sunlight (D6)

The proposal will aggravate overshadowing of the southern elevation of my client's dwelling and this is due to the inappropriate built form.

Based on the concept, there is to be adverse over shadowing of my client's floor plate (rear portion of the existing dwelling) will prevent natural light penetrating into the kitchen and is the main part of the dwelling that is used by Client's family.

The drawings submitted with the development proposal do not appear accurate and separate independent verification is necessary.

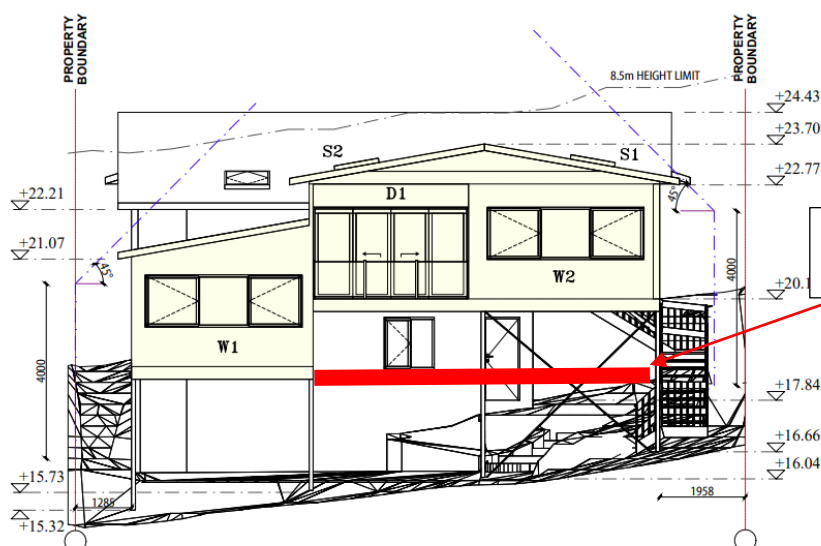
A reduction to the height of the building may assist address solar access concerns.

Contention 3- Appearance of a 3-storey dwelling (D9)

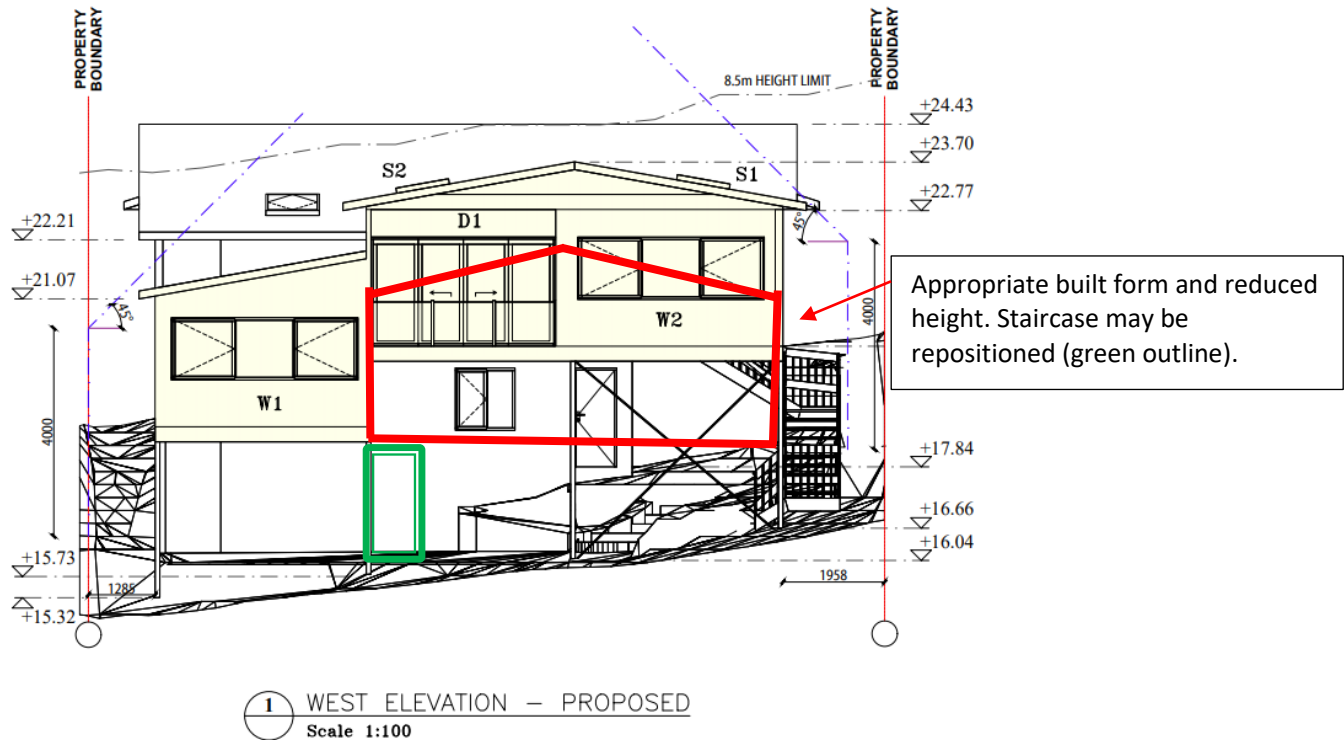
The rear appearance of the additions presents as a 3-storey dwelling built form and may allow the undercroft to be converted as additional floor space.

Any undercroft area in future should not be used as floor space or suitable conditions of consent are imposed to control this concern.

The building designer provides a stepped floor plate, and there is no reason why the complete floor plate cannot be dropped to reduce the bulk of the dwelling and this is shown in a heavy red line).



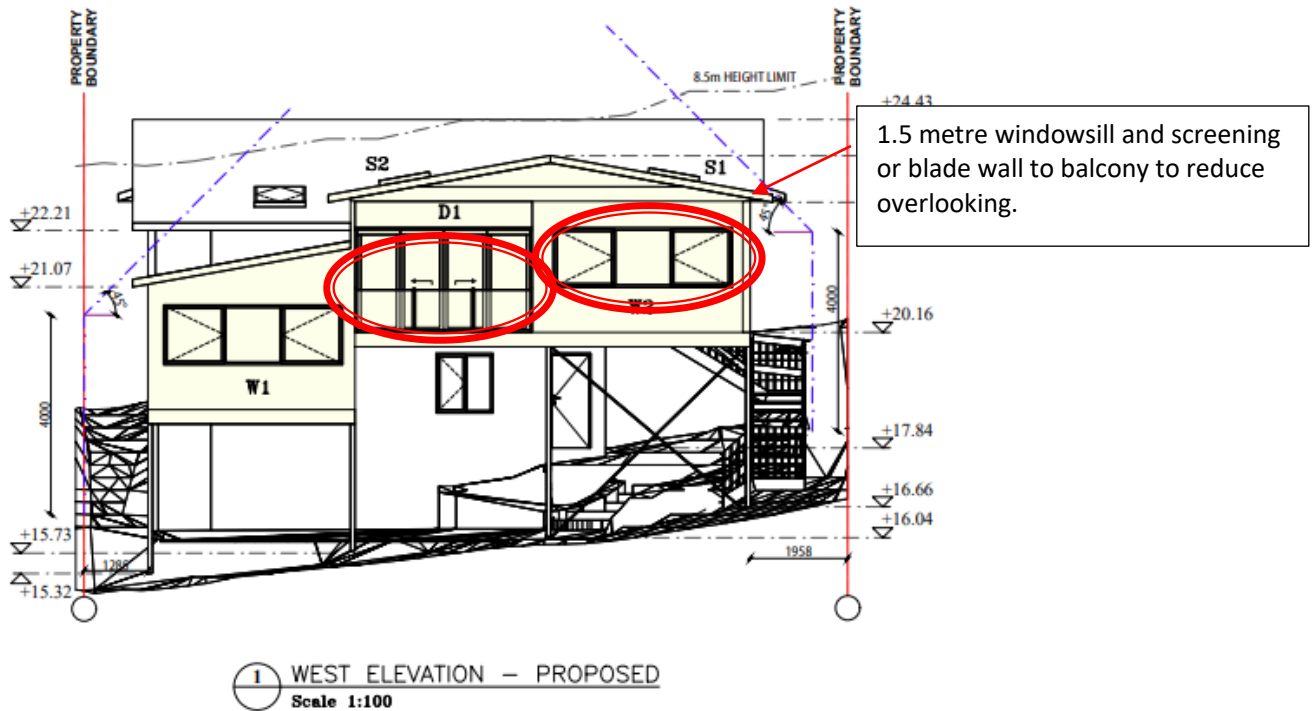
1 WEST ELEVATION – PROPOSED
Scale 1:100



Contention 5- Privacy impacts (D8)

The proposed open staircase and doorway will overlook into my clients' rear private open space area.

There has been no attempt to reduce overlooking and we suggest privacy screens are adopted and 1.5 metres high windowsill.



Contention 6- Access to the rear private open space

The proposed side access staircase is a substandard means of access to the rear private open space area where there is a lack of a landing, or width to allow comfortable access.

The new access staircase does not improve the existing means of access and increases the number of treads and should be located to provide access to the rear courtyard from the balcony.

A better design would be to reduce the number of treads and to bring the dwelling additions closer to the ground floor.

Conclusion

From an architectural point of view, it is recommended:

- The 4.6 Variation is prepared,
- Sunlight access be maintained for my client's land,
- The building should be amended to reduce the excessive bulk and resemble a 2-storey dwelling,
- Privacy mitigation is considered for my client's land,
- Better access is made to the private open space area.

Ongoing consultation

Prior to any favourable decision made by Council, my client's request that a full and proper shadow assessment plans are provided along with the DWG CAD drawings for our perusal.

We request independent evaluation on the drawings which depict the shadow wall crawling diagrams i.e. vertical shadow diagrams over my client's external facade.

The current plans provided do not appear accurate and we would request these drawings are independently assessed

The current design concept is not considered to be in the public interest as the proposal affects the amenity level and enjoyment of land of my client's land.

Council officers are invited to attend the site and carryout an inspection at a mutually convenient time.

Should Council require further information, please do not to hesitate to contact the Applicant.

Regards,

Momcilo (Momo) Romic

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