

14 October 2022
5899

Mr Rodney Piggott
Manager - Development Assessments
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Mr Piggott,

**Re: Development Application No. DA2022/1000 ('the DA') at
14-22 Wentworth Street & 19-21 South Steyne, Manly ('the Property')**

We write on behalf of our Client, Royal Far West ('RFW') and further to the Northern Beaches Council's project correspondence dated 16 September 2022. Our consideration of issues raised in this letter is provided below.

1. Design Sustainability Advisory Panel ('DSAP') Comments.

Enclosed with this letter (see Appendix 1) is an extracted and updated section from our earlier *Architectural Design Excellence Statement* which specifically details the project's considerations of matters raised in the current (28 July 2022) written *DSAP Comments and Recommendations*. The accompanying 'Issue 02' architectural Development Application drawings describe a number of amendments made in response to these latest DSAP comments.

2. Concept approval – Condition B1 Building envelope and Separation (Building C).

We understand that the Concept Approval's western side boundary setback requirement has been primarily formulated to ensure acceptable amenity outcomes for the neighbouring properties (primarily No. 29 Victoria Parade) with respect to the proposed DA at the Property.

No. 29 Victoria Parade is a 3-storey residential apartment building with its apartments' principal living areas facing west whilst bedrooms are oriented towards the east (their windows look east across the side Property boundary). These apartment bedroom windows are fitted with tight fitting metal mesh fire screens due to their proximity to the property boundary. Other openings on this eastern building façade include services penetrations (grilles and the like) as well as translucent glass brick stair-well windows. No. 31 Victoria Parade (sharing this side boundary to the south albeit to a relatively small amount) has a similar situation with bedrooms looking across the Property's side boundary (towards the north). No apartment living rooms (or the like) in either building are oriented facing this side boundary.

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Photographs 1 & 2. Photography of the existing windows on the east façade of No. 29 Victoria Parade Manly.

The accompanying 'Issue 02' architectural DA drawings include a number of design initiatives focused on ensuring acceptable and reasonable amenity impacts from the proposed development on neighbouring properties (incl No. 29 Victoria Parade). Some key initiatives include:

- a. The proposed external building walls of the development (all levels) are set back an amount equal to or greater than 4.6m from the side property boundary (as noted in the Concept Approval).
- b. The external walls for the levels opposite No. 29 Victoria Parade (Levels Ground, 1 & 2) include a greater than 4.6m setback to ensure that the façade privacy screening elements are also outside of this 4.6m set back zone.
- c. A full-length side boundary landscape planting buffer zone is located on both the southwestern and west side boundaries to provide visual relief screening between the proposed development and its Victoria Parade neighbours.
- d. The residential accommodation proposed in Building C of the development has been located on the upper levels (levels 3 and above) such there is no direct facing neighbour residential to residential areas. Further the lower-level commercial accommodation in the DA has fixed privacy screening to prevent visual amenity impacts onto neighbours.
- e. The footprint of the existing 5 storey brick (former polio hospital) building (No.19-21 South Steyne) on the Property is significantly closer to No. 29 Victoria Parade than the proposed DA design. The proposed DA design will be a significant improvement on the existing condition due to its increased setbacks, privacy screening, landscape buffer planting, and a more articulated and varied building façade.
- f. Building C's upper-level residential western façade (occurring above No. 29 Victoria Parade) includes a number of triangular profiled bay windows which partially are less than 4.6m from this side property boundary. These windows include integrated sun shading and privacy louvres as part of their design. This triangular, repeating window element provides an important amount of façade enrichment due to its human scaled proportions, detailed modular construction and the resulting rhythmic play of light and shadow across the façade. This is done without large bulk or impeding access to light and air to the neighbouring properties. This façade design is considered superior to that of a more flat façade meeting the 4.6m set back control. The design of these bay windows is such that they will address unwanted visual privacy concerns onto neighbours by way of their horizontal blade profiled shape resulting in a positive outcome for the neighbours.
- g. Included in this revised DA design is the limiting of these bay windows to only bedrooms on this abutting side boundary facade (i.e. removed from bathroom windows). This removal of a number of these bay windows will help to accentuate the remaining bay windows; adding to the amount of façade articulation and expression.
- h. It is a commonly accepted town planning concept to consider minor encroachments into a setback control as acceptable provided there are positive benefits to all parties and that any negative impacts are acceptable. The proposal's bay window elements positively contribute to both the neighbour and the proposed development by enlivening the façade with shadow and relief as well as containing simple and robust visual privacy treatments. Due to the overall project masterplan design and its enshrined building forms, strict compliance to this side setback control would likely only serve to flatten the façade relief and reduce the performance of any privacy device resulting in a poorer outcome for the neighbours (and residents of the project).

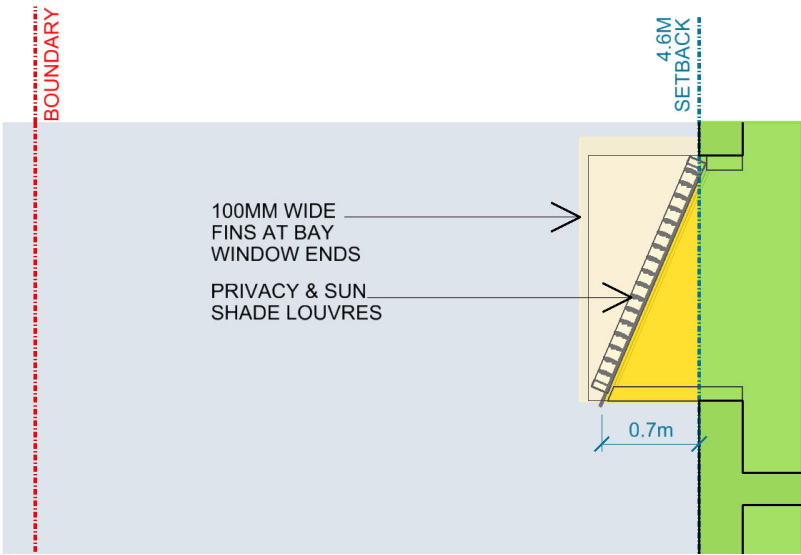


Figure 1: Sectional diagram examining the western façade bay window's partial encroachment.

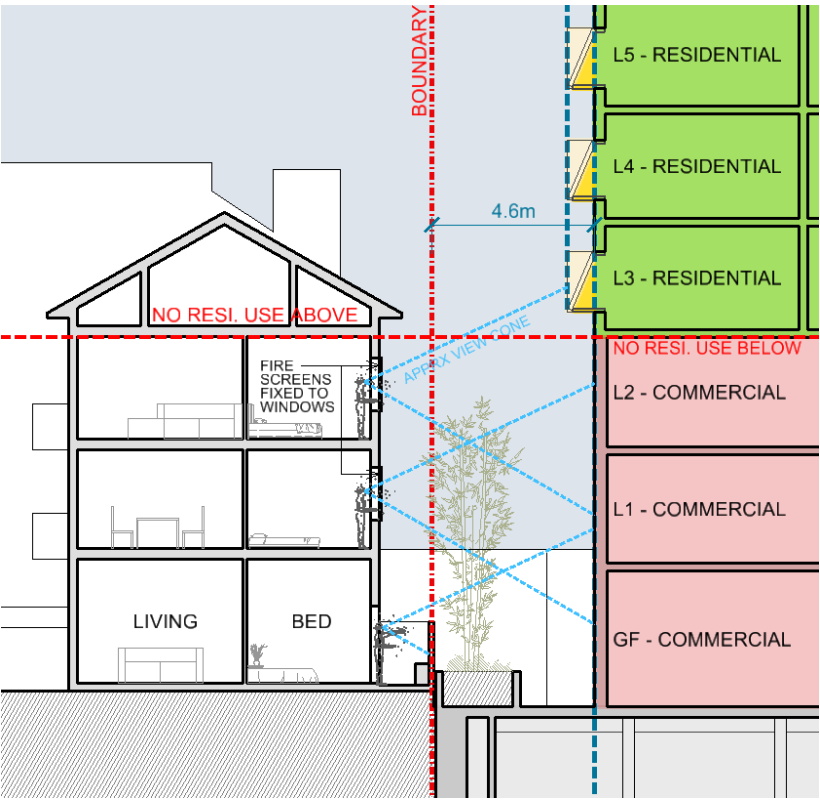


Figure 2: Sectional diagram examining the side setback condition to No. 29 Victoria Pde Manly.

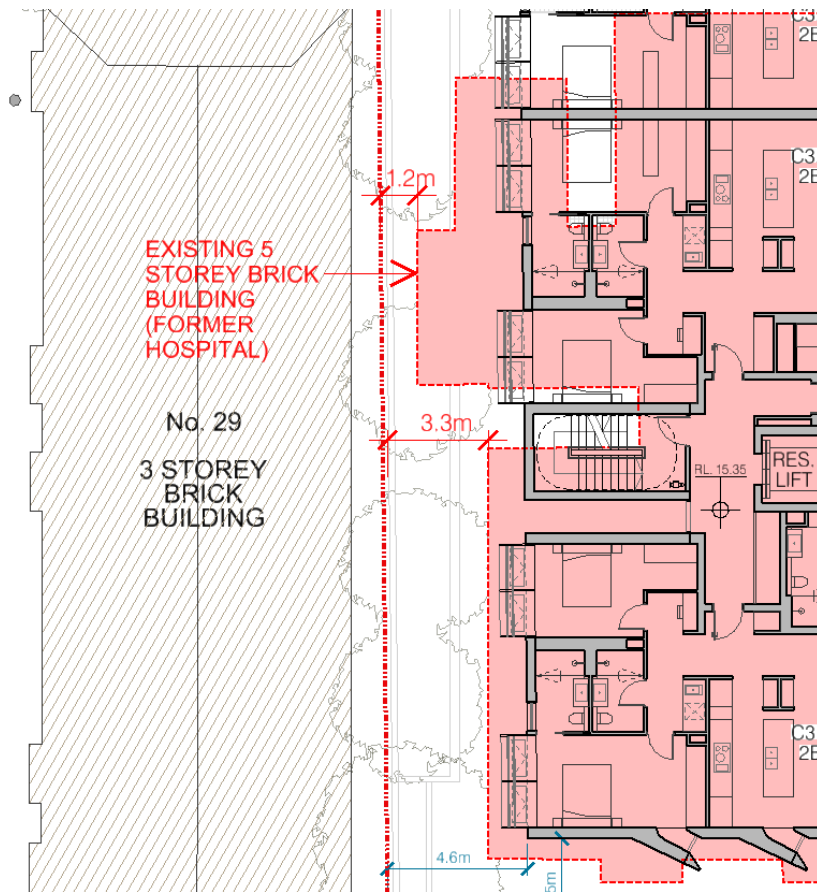


Figure 3: Floor plan overlay diagram showing the existing building footprint at No 19-21 South Steyne (in red) overlaid with the proposed DA residential level floor plan (level 3).

3. Concept approval – Condition A5 Building Height

RL of Building B compared to Concept Approval.

The accompanying 'Issue 02' architectural DA drawings include a number of amendments to Building B - Southern Annex (Drummond House) with respect to its height and building form. These include:

- Removal of guest room accommodation on level 1 to both the eastern and western ends of the building;
- Relocation of roof top plant areas to the lower levels;
- Removal of the lift (and associated overrun on the roof).

As a result of the above noted design amendments, there will be increased amounts of both daylight and solar access to many parts of No. 25-27 and No. 29 Victoria Parade (i.e. due to the removed roof elements and building mass on the sides). This reduced building form is less than the form described in the Concept Approval and is in our opinion a superior outcome for the amenity of these adjacent properties.

Visibility of Roof top elements on Building C

The accompanying 'Issue 02' architectural DA drawings include a relocation of the northern passenger lift servicing the roof top communal open space to a central location (away from the streetscape). Having the lift in this central location will significantly reduce its visibility from the street and surrounds. Amenity impacts from this increased height onto the neighbours is considered acceptable and has been detailed in the revised shadow modelling included in this updated set of architectural DA drawings. The photomontage detailed in Figure 5 includes this reduction in building mass as a result of the relocation of the lift into the centre of the building.

Overshadowing from roof elements Building C.

The accompanying 'Issue 02' architectural DA drawings (incl. sheets DA 151 & DA 152) allow for a consideration of roof top elements as distinct from the building form as approved in the Concept Approval (i.e. roof elements above RL 32.35). Clearly visible in these sheets are the proposed new roof top elements and their overshadowing impacts on the neighbour properties. These overshadowing impacts are considered minor in nature and not inconsistent with the Concept Approval.



Figure 4: Extract from architectural DA drawing DA-152 illustrating overshadowing impacts from the rooftop elements (above RL 32.35) in blue (for 12pm June 21). The colour green shading denotes additional solar access to No 25-27 & 29 Victoria Pde proposed in the DA compared with the Concept Approval i.e. additional solar access to what has been approved.

4. Condition A6 Building Envelope, Form and Separation

Building C (Levels 6 & 7)

Detailed design considerations described in this DA have sought to refine the envelopes contained within the Concept Approval whilst also being respectful of and consistent with this Approval. One such example is the architectural consideration of the north eastern end façade to Building C. It is our opinion that the continuation of the lower levels' façade expression onto the upper levels (levels 6 & 7) along with their orientation to the north east will result in a superior and more coherent building form compared to a building form which would mirror exactly the Concept Approval envelope. Further these minor differences do not impact view corridors or the like (either public or private) and in our opinion are not inconsistent with the Concept Approval.



Figure 5: Massing photomontage image noting the additional building form (shown in yellow) proposed for the corner of Level 6 & 7 (Building C).

Building D (North-western corner)

There are some minor differences between this detailed development application and the Concept Approval around the North-western corner of Building D. These differences are a result of subsequent more detailed consideration of both the spaces within the building along with the overall architectural forms and their reading from the public domain. The project is seeking to achieve a high degree of façade articulation with a rich and varied arrangement of architectural elements such as fins, ledges, voids and the like. These elements have a significant façade depth associated with them when compared with a more typical apartment building façade thickness (say 300mm for a typical wall thickness). As a result, there are some instances where the proposed DA façade alignment deviates from the Concept Plan envelope. It is our opinion that these deep façade articulations add significantly to the appreciation of the building when viewed from the public domain and are a superior result when to more traditional flatter facades. These relatively minor differences to the Concept envelopes do not impact view corridors through the development from public or private areas. It is our opinion that these differences are not inconsistent with the Concept Approval and contribute positively to the appreciation of the building from the public domain.

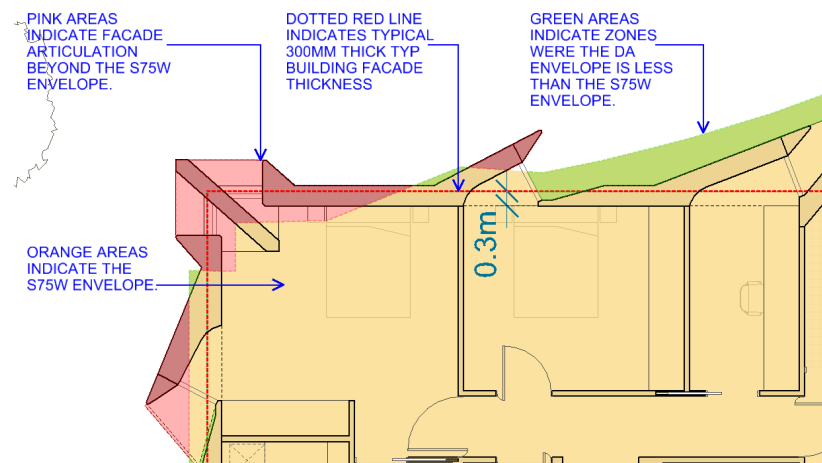


Figure 6: Overlay diagram of the S75W Concept envelopes with the proposed detailed DA design (NW corner of Building D).

5. Apartment Design Guidelines – Solar Access 4A-1

The accompanying 'Issue 02' architectural DA drawings include a detailed consideration of solar access into living areas for both Buildings C & D. This analysis includes 'Views from the Sun' studies at relevant time increments (mid-winter). Given the amendments to the apartment living areas in Building C (along with their easterly orientation), solar access into these larger living rooms in Building C is significantly improved compared with the earlier DA. 79.3% of apartments receiving compliant solar access, well exceeding the requirements noted in the Apartment Design Guide ('ADG').

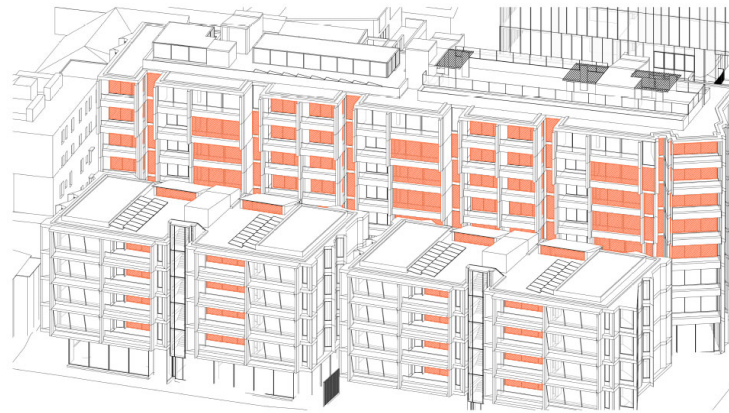


Figure 7: View from the Sun diagram (9.20am 21 June) extract from Sheet DA-150 Shadow Analysis Sheet 6. The orange colour denotes solar access into apartment living areas.

6. Apartment Design Guidelines – Ceiling Heights

The accompanying 'Issue 02' architectural DA drawings include a proposed amendment to the ceiling heights for the residential apartments' kitchens. This proposal has been informed by our many years of designing residential apartments as well as expert advice from a number of mechanical engineers.

It is proposed to lower (for a portion) the kitchen ceiling height to 2.4m above floor level (from 2.7m). This will enable the installation of an apartment air conditioning unit into a freely accessible area (for equipment maintenance) and will not block light and ventilation from the façade openings. As longer-term maintenance issues arise, designers are becoming more aware that earlier approaches to design joinery mounted air conditioning fan coil units (FCUs) are no longer acceptable both in terms of a manufacturers' warranty standpoint as well as due to OHSR access requirements. We understand that surrounding these units with fixed elements such as kitchen cupboards and the like prevents the necessary and regular cleaning regimes of these units and is likely to lead to poor outcomes for the apartment resident (decreased performance, higher energy consumption and costs as well as possible future partial removal of built-in kitchen elements and their contents for improved access to these FCUs).

The proposed 2.4m high kitchen ceiling zones included in this application occur mostly over joinery elements such as island benches and cupboards (i.e. non-trafficable portions of the kitchen) and is only proposed for the more internalised spaces within an apartment (i.e. not adjacent to windows which may impact access to light and ventilation). Further these areas allow ready access to the FCU for maintenance allowing for limited inconvenience to the apartment resident. It is our opinion that these proposed lowered ceiling zones (in apartment kitchens only) meet the Objective 4C-1 of the Apartment Design Guide and allow for a superior outcome with respect to the continued long-term heating and cooling systems provided to these apartments.

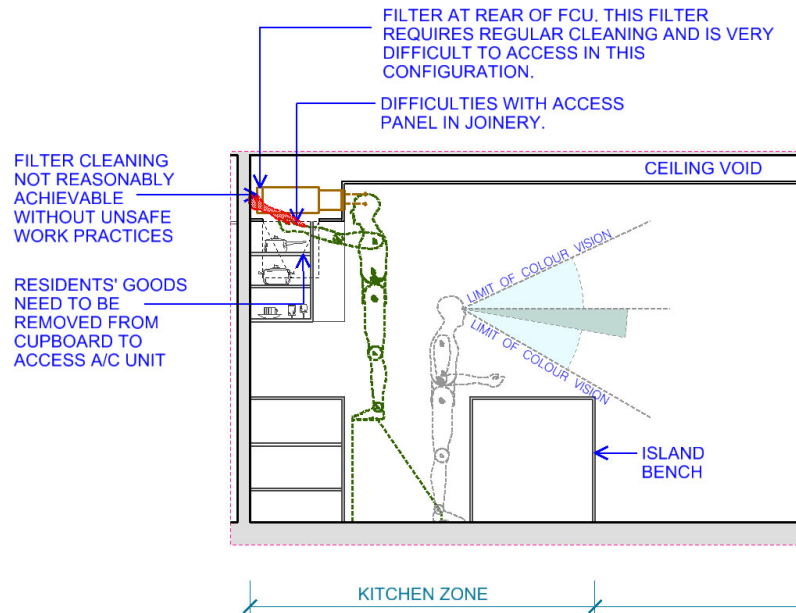


Figure 8: Diagram of issues associated with ceiling air conditioning units built into kitchen joinery.

We trust that this letter and the accompanying amended development application documentation addresses the issues identified and should you require any additional information or wish to discuss these issues further, please don't hesitate to contact the undersigned.

Yours faithfully,
MURCUTT CANDALEPAS PTY LTD

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Evan Pearson
Architect

Encl. Appendix 1 - Consideration of Northern Beaches Council's Design + Sustainability Advisory Panel ('DSAP') Meeting Report

Appendix 1 – Consideration of Northern Beaches Council’s Design + Sustainability Advisory Panel (‘DSAP’) Meeting Report dated 28th July 2022.

SUMMARY OF KEY DSAP RECOMMENDATIONS	RESPONSE
<p><i>Connection to Country.</i></p> <ul style="list-style-type: none"> <i>The Panel encourages the design team to pursue the opportunities presented with RFW’s existing long-standing Community relationships so that a project of this significance and potential can start with the voice of Aboriginal people, to guide the imagining of what might occur on this place, how it can respond over time, and that in its final form will become part of Country embedded with the significant social and health services that RFW continues to provide to Community.</i> 	<p>The design presented in this application has been prepared with consultation of both Traditional Owners as well as other First Nations representatives. Details of this consultation process is included in the attached First Nations Design Brief, the project’s Community Engagement Report as well as the Landscape Architect’s Design Statement.</p> <p>Through the consultation process, a number of themes were identified and clarified with respect to the Project’s Response to Country. These themes were then developed and incorporated into the project’s design. Some key elements of this design response include:</p> <ul style="list-style-type: none"> - Spaces for informal meeting and gathering including yarning circles. - Inclusion of plant species which respond to the local Manly environment as well reference the places where Royal Far West’s client come from. In addition, planting species will also include healing or medicinal plants as well as plants with a specific cultural story or meaning. - Openness and connection to the sky and earth - ‘bare earth and sands’. Ground floor finishes to reference materials of the place i.e. sandstone paving, light coloured stabilised granular paving finishes etc. - ‘inclusive and welcoming’. The new ground floor open public courtyard along with the interconnected east/west spine aligning to the new Drummond House courtyard/play space sees a high degree of openness and welcoming in the spaces.
<p><i>Master Plan and Architecture.</i></p> <ul style="list-style-type: none"> <i>Design development should ensure the connection to the horizon through buildings and spaces is realised in the final built form. (Including continuing consideration of proposed ground floor soffit and structural design to maximise the clearance).</i> 	<p>The project sees a strong connection to the horizon as well as focusing on the activation of the street and new forecourt space. The proposed soffit height is both consistent with the approved S75W concept plan as well as achieving a good balance between ground floor openness, human scaled space as well as allowing for the overall Building D street elevation to be considerate of the future desired building form heights.</p>
<p><i>Sustainability.</i></p> <ul style="list-style-type: none"> <i>Review solar access and thermal comfort of the design of the apartments in Building C</i> 	<p>The revised architectural DA design includes amendments to the living areas to the apartments in Building C allowing significantly increased amounts of solar access to these living spaces. Please refer to the project architectural DA documentation for additional information here.</p>

SUMMARY OF KEY DSAP RECOMMENDATIONS	RESPONSE
<ul style="list-style-type: none"> - <i>Increase solar amenity for lower level units (levels 3 & 4).</i> - <i>Additional information to demonstrate acoustic amenity is achieved without impacting on natural cross ventilation for units in proximity of Building C & D.</i> - <i>Connect rainwater reuse to uses inside the building such as toilets and laundries.</i> - <i>Increase the proposed rooftop PV and consider incorporation with rooftop communal open space opportunities for a dual purpose to provide shade.</i> - <i>Investigate an all-electric building through heat pump hot water and induction cooktops, no gas connection.</i> - <i>Include provisions for increased car share, EV charging for future full electrification, considering bidirectional charging points.</i> 	<p>The 'Issue 02' Architectural DA design now includes larger living areas (and associated increase to façade glazing) to most of the Building C apartments such that they will now receive more direct sunlight to these living spaces compared to the earlier 'Issue 01' DA design.</p> <p>Given the number and orientation of the windows to the bedrooms in Building D (oriented to sides and courtyard spaces), there is an ability for the occupant of these rooms to adjust the windows to cope with increased noise levels from outside whilst also not impacting the amenity of this bedroom space. Further details on the acoustic performance of these spaces is included in the accompanying statement from the project Acoustic consultant.</p> <p>The project's water saving measures have been detailed in the project's Sustainability report as well as the project's BASIX certificate. There are a number of water saving measures included in the project, some of these include, use of low water native planting, rainwater tank and low water use fittings and fixtures.</p> <p>The project has sought to balance the provision of green roof planting zones, solar cells for power generation as well as the provisioning of zones to allow for a variety of communal uses. The rooftop communal gathering space on Building C has been provisioned with a number of pergola shading devices. These would be seen to offer dappled light rather than complete shade as well as being a frame for plants to grow over.</p> <p>The project also proposes a new significant PV array on the roof of the existing Centre for Country Kids ('CCK') Building.</p> <p>The project will achieve a minimum of 5 green star rating across the whole project, which includes measures such as roof top solar cells, energy efficient fittings, good apartment solar access, high levels of natural cross ventilation etc. For additional detail refer to the project Sustainability Report.</p> <p>Provisions for a car share space have been included in the project (basement parking). The development's maximum electrical demand calculation has been designed to allow for future electrician/EV charging. Detailed investigations regarding the provisioning of EV charging areas will unfold during the design development phase of the project including compliance with EV charging provisions in the new version of the Building Code of Australia.</p>

SUMMARY OF KEY DSAP RECOMMENDATIONS	RESPONSE
<ul style="list-style-type: none"> - <i>Maximise external windows to bathrooms and utility rooms wherever possible including commercial components.</i> - <i>Investigate material choices with low embodied carbon; low carbon concrete mixes with 70% less cement are readily available. Fly ash concrete should be investigated for the structure of the building, as well as other low carbon materials</i> - <i>Select roofing materials with high albedo roof to reduce urban heat and install high insulation levels.</i> - <i>Bike storage – ensure the residential storage has dimensions that accommodates bike storage.</i> 	<p>This detailed development application includes a number of apartments with outward facing bathrooms. The commercial areas will be subject to a future development application however there is provision for wet areas to also open to the outside.</p> <p>The Project is considering the use of low carbon concrete as part of its Green star Assessment. As part of this there will also be the consideration of the use of Fly ash concrete (such as Boral Envisia). A more detailed analysis of the project concrete specification will be undertaken during the documentation phase to ensure the necessary durability of this material in a marine environment.</p> <p>The project includes extensive areas of roof top planting which will greatly assist in prevent unwanted roof top solar heat gain along with contributing to local biodiversity and helping to reduce the urban heat island effect. Light colour waterproofing membranes (along with ballast etc) will be targeted for use.</p> <p>The project will include rooftop and ceiling insulation to meet and or exceed the requirements of its Green Star accreditation as well as BASIX requirements and the new National Construction Code.</p> <p>Bicycle storage facilities are provided throughout basement. Residential storage enclosures are also included in the basement areas.</p>
<p>Accessibility.</p> <ul style="list-style-type: none"> - <i>Accessible layouts constructed at the outset so that any future modification is limited to joinery changes and cosmetic changes will achieve the most cost-effective and functional long-term outcome for future residents.</i> 	<p>Apartment designs have been considered a number of different user mobility levels and detailed pre and post adaption drawings have been prepared as part of this development application. These designs have also been prepared in consultation with the project Access Consultant - Accessible Building Solutions.</p> <p>It is understood that given the variety of different mobility levels of people in the community, a fully adapted apartment configuration (AS 4299) is not required or preferent initially, rather the apartment design is able to be modified as needed by each future user to suit their needs. Over 25% of the apartments in the development have been nominated as being able to be adapted to AS 4299. For additional information please refer to the project Accessibility Report.</p>