
Sent: 14/11/2019 11:40:20 AM
Subject: Submission Notice - Alterations and Additions to a dwelling house- 2 Montague Place North Manly (DA2019/1165)
Attachments: Submission by Lori Brownbill.pdf;

Dear Sir/Madam,

Please find attached our formal submission in relation to the above subject, on behalf of Family Brownbill (owners and occupiers of H/N 4 Montague Place, North Manly).

We trust this pleases Council.

Regards,

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NORTHERN BEACHES COUNCIL
PO BOX 82
MANLY NSW 1655

14 November 2019

Your reference no.:

DA2019/1165

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.

Firstly, my client's do not object in principal to the alterations and additions to the existing dwelling on the subject land.

My client's do not believe the architectural design is site responsive to the slope of the land (which falls towards the rear) and an alternative to the current design must be considered.

There is a lack of justification on merit to support the proposal.

The following contentions are raised for Council's assessment.

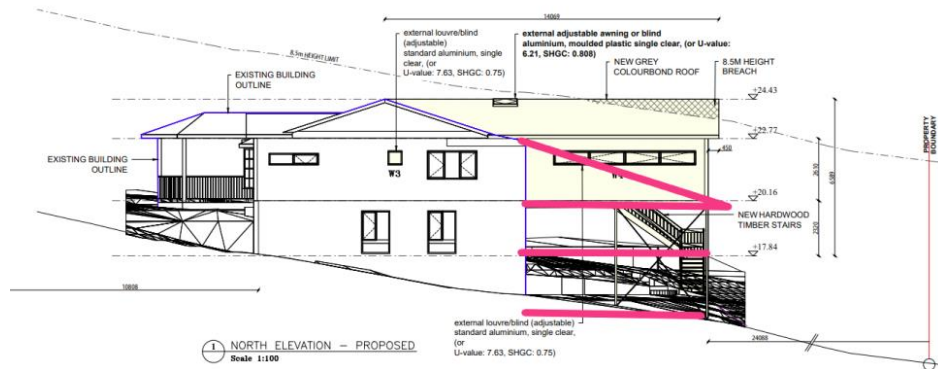
Contention 1- Height of building control exceedance

The proposed breach of the maximum permitted height is not justified.

There is no reason why the topmost floor plate cannot be stepped or dropped to better reflect the topography of the existing ground levels.

There is no discussion in the Clause 4.6 Variation Statement that other designs or proposals had in fact been considered by the architect and how the design is site responsive and deals with the existing floor plates.

For example, there is no discussion why a lean-to addition was not an option and why the dwelling addition cannot be stepped to allow better access to the natural ground level as illustrated below.



Example: Lean-to addition and lowered floor plates.

The Clause 4.6 Variation to the building height by reference to an architectural feature is disingenuous and the continuation of the roof line results in a top-heavy floor plate to the rear and presents a building that is of a 3-storey appearance.

The proposal results in negative 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 exacerbate overshadowing of the southern elevation of my client's dwelling and this is due to the inappropriate height of the building form.

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.

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

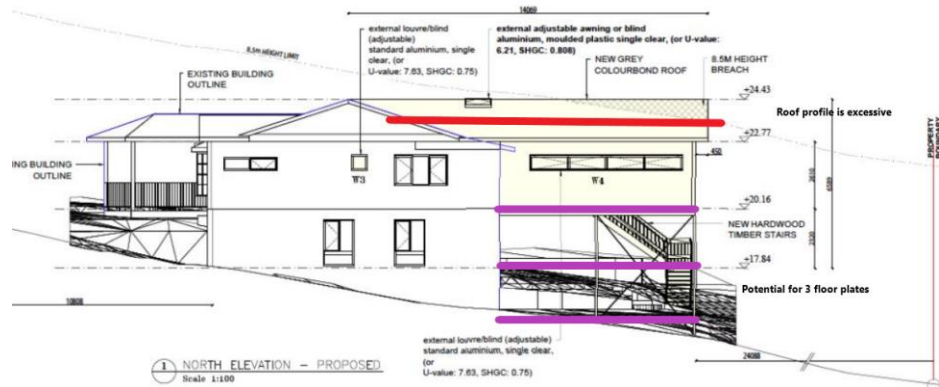
The rear appearance of the additions presents as a 3-storey dwelling built form and may allow the undercroft to be converted as additional floor space.

The topmost floor is excessively bulky in appearance and visually dominant.

The building mass does not step down the site as specified in the development control guide.

Approval of the current building design concept will permit the creation of 2 subfloors below the topmost floor plate and is a poor architectural outcome.

The design does not consider existing architectural rooflines from the front part of the dwelling as illustrated below and rather puts forward an unsympathetic design.



Existing roofline not considered as an alternative and reduced lower floor plates.

Contention 4- Choice of materials (D10)

The choice of materials is incoherent, where there is a mismatch in roofing material.

Page 16 of the Applicant's Statement of Environmental Effects states the second storey addition is to be tiled to match existing, however the architectural drawings indicate the use of colorbond roofing/metal.

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.

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.

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 unfounded, and the proposal be downsized,
- 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,

- The design be sympathetic to the current land contours,
- A consistency of materials is applied,
- 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.

The drawings should also depict shadow wall crawling diagrams i.e. vertical shadow diagrams over my client's external facade.

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,

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