

To whom it may concern:

We are writing in respect of another modification of the development opposite our townhouse at Montefiorie, Dangar St, Randwick. This modification seeks to push the building envelope closer to Dangar St, that is having a reduced setback, and also to increase the height by approximately an extra storey.

It would also appear that the previous PAC decision has also been circumvented as the modified landscape plan appears to have limited meaningful trees. The setback to Dangar St would appear to require capping so once again the development relies on the deciduous street trees on Council land. This will further exacerbate the impact of the additional height now proposed.

In the event that the modification is approved the applicant should be required to build deep planter boxes to sustain evergreen canopy trees (10-15m in height) on the subject land in this setback area in line with the intent of the previous PAC determination. Furthermore, a condition should be imposed to ensure no other structures including, but not limited to, aerials, satellite dishes, air conditioning units etc are able to be placed on the roof. The addition of such miscellaneous structures not specified in the modification plans would further increase the visual impact of the development when viewed from the upper levels of the townhouses at 89 Dangar St.

We question whether the modified development is consistent with the original approved concept plan and project. For example, it is further disappointing that the childcare centre has already been deleted through a previous modification and this worthwhile community purpose.

Regards

Kathryn Budd