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**Sent:** 1/05/2019 2:52:55 PM

**Subject:** DA 0346/2019 - Attention Catriona Shirley - Submission of Objection

**Attachments:** P Atkinson - 46 Grandview Pde, Mona Vale - DA0346-2019 submission.pdf;

Dear Catriona

Following notification of the application DA 0346/2019 for alterations and additions to 37 grandview parade mona vale. I have reviewed the application and make the following comments. I have also engaged an external planning consultant to review and comment accordingly, report attached.

The proposal will have a significant effect on the views that we currently enjoy from the living area of our home. The proposal will have a significant effect on the street scape.

The previous owners lodged a similar proposal and through the development control process including development control unit meetings and the current built form was approved and built with the principles of view sharing maintained.

The current proposal is out of scale and not in keeping with the current street scape. The current proposal has given no consideration to view sharing.

We request that the plans be modified to comply with the current planning controls with respect to maintaining of views. This is reasonable given the applicant enjoys unimpeded views to the sth.

# **PLANNING PARTNERSHIPS Pty Ltd**

**Town Planning Consultants - Development & Environmental Advice**  
**20 years Local Government Specialists in Sydney & Regional NSW**



**Date:** 29 April 2019

The General Manager  
Northern Beaches Council

Attention: Catriona Shirley – Town Planner

Dear Catriona,

**RE: DA 0346/2019 – 37 Grandview Pde, Mona Vale – alterations and additions to dwelling**

Reference is made to this Development Application for alterations and additions including additions to the existing first storey, and a new roof.

Planning Partnerships has been engaged by Mr Peter Atkinson as a neighbouring owner at 46 Grandview Parade, to prepare this submission of objection to the proposal. This submission has been prepared following a review of the DA package including plans prepared by Ian Bennett Design Studio, and the Statement of Environmental Effects by Vaughan Milligan Development Consulting.

The key issue raised in this submission is view impact to Mr Atkinson's property. Loss of views to the surf break of Mona Vale Beach result from the proposal, noting this is exacerbated by the proposal seeking departures to the Building Envelope control of the Pittwater 21 Development Control Plan. Consideration of the proposal is provided against the DCP provisions for *View Sharing* and *Building Envelope* as follows:

## **C1.3 View Sharing**

The controls seek to achieve the outcomes:

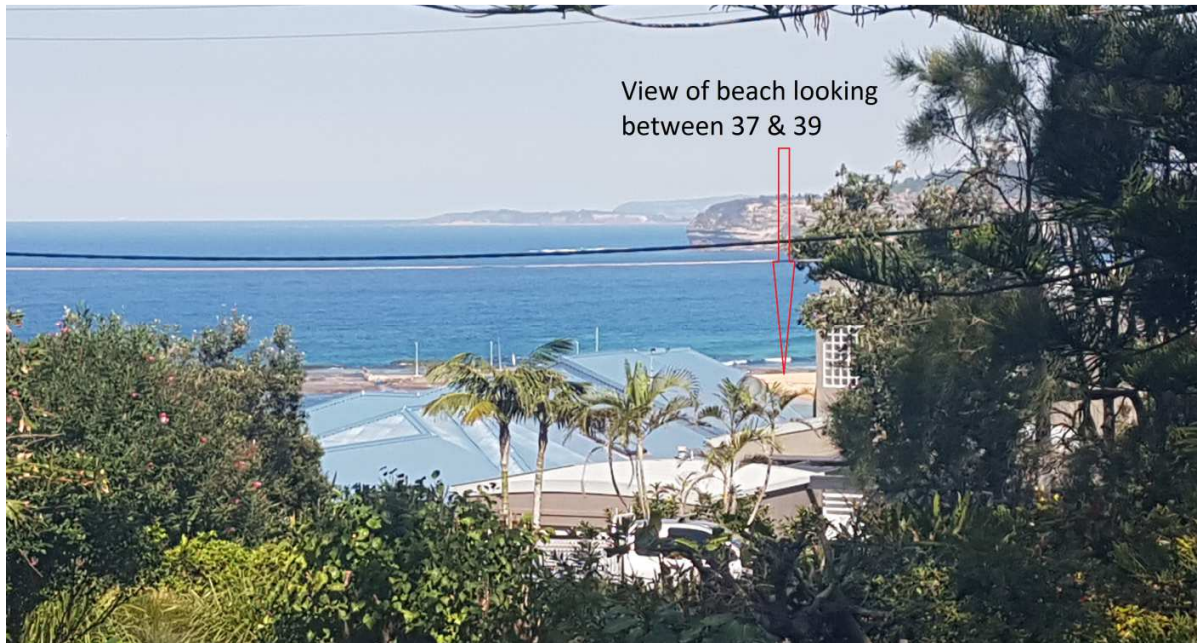
*A reasonable sharing of views from public places and living areas. (S)*

*Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S)*

*Canopy trees take priority over views (En, S)*

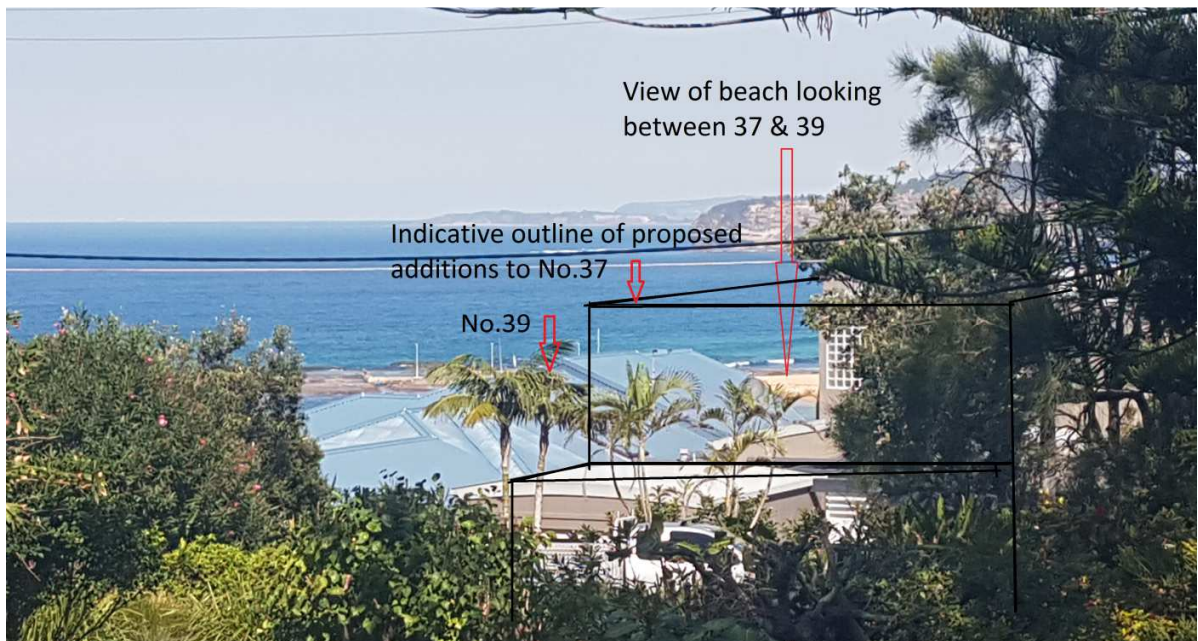
**Description of existing view** – From No.46 Grandview Parade, local views of the beach and surf break are obtained from the front living room and deck, looking in a southerly direction past and over the north-eastern corner of the existing dwelling at No.37, and over the roof of No.39. Being a local view that is 'dynamic' involving water movement on the shore, waves breaking and surfers riding waves, this is the key element of view interest to No.46. This is demonstrated in **Image 1** over page. Distant static views of Turimetta Head to the south are also noted.

It is understood that the existing dwelling at No.37 Grandview Pde was specifically designed circa 2003 (through negotiation with Council and neighbours), stepping the first storey back from the ground floor in order to satisfy the view sharing controls of the DCP.



**Image 1** - Existing view of Mona Vale Beach and surf break from ground floor living room and balcony of No. 46 Grandview Pde. Note view corridor of beach between 37 & 39 Grandview Pde

**View impact** - The proposed additions extend the first storey forward / north to the rear of the existing garage while retaining the existing eave height of the existing first storey. This has the effect of blocking the existing view corridor to the beach and surf break from No.46. Refer to **Image 2** below depicting this impact. Clearly this demonstrates that the proposal does not comply with the DCP's view sharing control.



**Image 2** - Indicative outline of proposed additions at front of 37 Grandview Pde, demonstrating complete loss of view of the beach and surf break from 46 Grandview Pde

### **D9.9 Building Envelope**

The controls seek to achieve the outcomes:

*To achieve the desired future character of the Locality. To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.*

*To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment. The bulk and scale of the built form is minimised. (En, S)*

***Equitable preservation of views and vistas to and/or from public/private places. (S)***

*To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)*

*Vegetation is retained and enhanced to visually reduce the built form. (En)*

**Comment** – The Building Envelope control requires measuring a 3.5m height from the ground level at the side boundary. As shown on the north-east elevation (Sheet A.06 of the architectural plans), this is measured from a ground floor level of 26.53, to the eaves of the first storey.

From a review of the south-east elevation (Sheet A.07) however, the ground level immediately below the northern edge of the first storey is measured at 0.6m below the ground floor level shown at 26.53m – i.e. the envelope should rather be measured starting from 25.93. Accordingly this lowers the envelope by 0.6m, resulting in a significant portion of the first storey breaching the envelope control adjacent to the eastern side boundary.

The proposed breach to the Building Envelope control results in loss of views from 46 Grandview Pde as described in this submission. Given this breach and resultant view loss impact, the proposal does not satisfy the relevant objective of this control (***“Equitable preservation of views and vistas to and/or from public/private places”***) and is a key indicator of excess bulk and scale.

### **Conclusion**

The proposed alterations and additions to No.37 Grandview Parade, Mona Vale, result in substantial view loss to No.46 Grandview Parade. Non-compliance with the DCP provisions for view sharing and building envelope are identified in this submission as grounds for this objection to the proposal. To ascertain the extent of view impacts, we request that height poles be installed by the applicant with Surveyor certification verifying their position and height, for Council inspection from properties affected by view loss. Further we request that amended plans be prepared that address the issues raised in this submission, and demonstrate full compliance with the provisions of Pittwater 21 DCP.

Should you have any queries regarding the above please do not hesitate to contact me.

Kind regards,



Ben Rourke (BTP UNSW, MEnvLaw Maq, MPIA)

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