
Sent: 24/06/2020 2:55:46 PM
Subject: Re: Address panel: Application No: DA2020/0302
Attachments: Address to Panel - by Jo-ann Plowman at 46 Upper Clifford Avenue, Fairlight.pdf;

Hi Livia

I have attached a copy of my address to the panel from earlier today. I thought this may assist you when compiling the minutes from today's meeting (given I covered a lot in a short space a time). This document only includes my 5 minute presentation and not the Q&A after the presentation.

Thanks
Jo

From: Livia Kekwick
Sent: Wednesday, 24 June 2020 12:27 PM
To: Jo-ann Plowman
Subject: RE: Address panel: Application No: DA2020/0302

Thanks Jo-Ann.

I have forwarded your email onto the Panel.

Regards,

Livia Kekwick
Senior Administration Officer

Business Systems & Administration
t 02 8495 6475
livia.kekwick@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Jo-ann Plowman
Sent: Wednesday, 24 June 2020 12:24 PM
To: Livia Kekwick
Subject: Re: Address panel: Application No: DA2020/0302

Hi Livia

As mentioned during my discussion with the panel, please find attached the specifications of the Eltec HLG lift which I referred to.

If this lift was incorporated into the design, the proposed DA would maintain the Unit 1 entry area whilst keeping the build to the height of the existing garage (being 250cm).

As mentioned, our view loss is extremely sensitive to small height increases. Therefore, if we are able to maintain the build of the proposed DA to the height of the existing garage, we would be able to minimise our view loss whilst the Applicant developed 41 Upper Clifford Avenue.

Please let me know if you need anything else.

Thanks
Jo

From: Livia Kekwick <Livia.Kekwick@northernbeaches.nsw.gov.au>
Sent: Wednesday, 24 June 2020 11:32 AM
To: Jo-ann Plowman <jcplowman@hotmail.com>
Subject: RE: Address panel: Application No: DA2020/0302

Hi Jo-Ann,

Apologies we have quite a few speakers to get through.

You are the next speaker so you will be contacted shortly.

Thanks,

Livia Kekwick
Senior Administration Officer

Business Systems & Administration
t 02 8495 6475
livia.kekwick@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Jo-ann Plowman <jcplowman@hotmail.com>
Sent: Wednesday, 24 June 2020 11:31 AM
To: Livia Kekwick <Livia.Kekwick@northernbeaches.nsw.gov.au>
Subject: Re: Address panel: Application No: DA2020/0302

Hi Livia

Can you please confirm the meeting is ongoing (should have started at 10am). I have not yet been called to address the panel even though I have been registered to speak.

Thanks

Jo-ann

On 22 Jun 2020, at 1:27 pm, Livia Kekwick
<Livia.Kekwick@northernbeaches.nsw.gov.au> wrote:

Hi Jo-Ann,

Thank you for your email.

Confirming I have added you to the speakers list for Wednesday's meeting.

You will be dialled into the meeting when it is your turn to present to the Panel.

DDP is a closed meeting which means all speakers address the Panel individually and you will not be able to listen in on others as well as they will not be able to listen in on you.

Please have your mobile ready at around 10.30-11.00am.

Please see attached DDP Guidelines for your information. (some points may not apply)

Regards,

Livia Kekwick
Senior Administration Officer

Business Systems & Administration
t 02 8495 6475
livia.kekwick@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au

From: Jo-ann Plowman <jcplowman@hotmail.com>
Sent: Monday, 22 June 2020 12:29 PM
To: Livia Kekwick <Livia.Kekwick@northernbeaches.nsw.gov.au>
Cc: Graeme Plowman <graemerplowman@gmail.com>
Subject: Address panel: Application No: DA2020/0302

Hi Livia

Application No: DA2020/0302
Address: 41 Upper Clifford Avenue, Fairlight

My name is Jo-ann Plowman and I live at 46 Upper Clifford Avenue, Fairlight. I would like to register to address the panel on Wednesday 24 June 2020 at 10am regarding the above proposed development.

I understand the meeting will be held remotely based on current health advice. Please confirm I will be able to attend the entire meeting via teleconference / Zoom. Under normal circumstances I would be able to attend the entire meeting in person with other residents addressing the panel and I do not believe our panel addresses should be disadvantaged due to COVID19.

My mobile number is 0415 553 849.

Please confirm once I am registered and advise how the meeting will be run.

Regards
Jo-ann Plowman

Northern Beaches Council

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Address to panel – presented by Jo-ann Plowman at 46 Upper Clifford Avenue, Fairlight

As you are aware from our submission, our main concern is view loss from our property that would be caused by the proposed height of both the garage and entry area of Unit 1 which fronts onto Upper Clifford Avenue.

Our main issue with the Assessment of the DA by the Council is that it is inaccurate as it significantly understates the view loss we would suffer throughout our property, despite it being clearly evident from the photos in the Report. The analysis states that the view loss would be minor to moderate but, in actual fact, the view loss would be severe to devastating. The Report states on pages 28 and 29 that:

- From the terrace, the proposed development would reduce the view to the Harbour by approximately half. This is not correct as the proposed development would actually reduce ocean views across the harbour to the Heads by approximately 75%. The view loss is even greater from the more relevant position of the centre of our terrace
- The report states that from the ground floor living room, the proposed development would result in a small portion of view loss, but it would actually reduce ocean views by around two thirds, as well as obscuring approximately half of Dobroyd Head
- The report states that from the ground floor secondary living area:
 - there is a predominantly obscured view of the Heads, North Harbour and the distant ocean horizon between the Heads. This is not correct – the current view is only slightly obstructed by a couple of beams from our balcony
 - Furthermore, the report states that the proposed development would reduce the view of the harbour by approximately half from this area, but it would actually reduce ocean views by around two thirds, as well as obscuring approximately half of Dobroyd Head

The report also assessed the view loss from our terrace using a photo taken from the western edge of our property. As we outlined at length in our submission, and verbally to Ms Ryan when she visited our property, assessing the view loss from this western edge of our terrace is misleading. A more accurate location is from the central and eastern areas of the terrace, where any owner of the property would naturally spend most of their time. Despite taking a photo from this position, Ms Ryan failed to include it in her report.

From the centre of our terrace the proposed development would severely reduce our ocean views of the harbour by around 80% and also remove about three quarters of the view of Dobroyd Head.

The Assessment Report concludes that the loss of view is considered minor for the living areas and moderate for the terrace. This conclusion cannot possibly be justified based on the four planning principles outlined in the Land and Environment Court Case of Tenacity Consulting versus Warringah Council in 2004.

- 1) Firstly, the views impacted contain iconic ocean, Harbour and foreshore views
- 2) Secondly, these views are across our front boundary from multiple standing positions on our ground floor terrace and in ground floor living areas
- 3) Thirdly, the extent of the impact is substantial, causing view losses of over three quarters from our terrace and two thirds from our ground-floor living areas. Such view loss is considered devastating from our terrace and at least severe from our ground floor living areas.

Fourthly, the elements of the proposal that would cause such devastating view loss to us could easily be avoided by very small changes to the design which would make no difference to the development potential and amenity yielded to the Applicant.

Our view loss will primarily be due to the height of the new garage and the entry area behind the garage. The new garage will double in width and increase in height by 61cms on the existing garage. The entry area behind this is approximately the same height. However, this additional 61cms in height is completely avoidable, while retaining the exact same design as the existing DA.

Firstly, the new garage would be 310cms above ground level. This height is excessive and completely unnecessary. Similar garages on nearby properties do not exceed 220cm. Allowing a further 30cms on top for the garage roof, the new garage of the proposed development could comfortably be kept to the height of the existing garage (being 250cm).

Secondly, the entry area is approximately the same height as the proposed new garage due to the need to accommodate the lift core overrun. The height of the entry area could also be reduced by installing a smaller Eltec HLG lift. The specification of this lift is 250cm in height which would therefore maintain the entry area and align it to the height of the garage in front (which reflects the height of the existing garage).

In conclusion, I would like to state that we do not have confidence in this report for the following reasons:

- The number of errors in the report, including but not limited to:
 - Understating the severity our view loss from our balcony and living areas
 - Including misleading photos from our property of the view loss
- The report also does not acknowledge that the:
 - View loss could be avoided by simple changes to the design, which would make no difference to the development potential and amenity yielded to the Applicant
- When taken together, the proposed DA is not consistent with the planning principles outlined in Tenacity Consulting versus Warringah Council

Given the above, I request that you do not approve the proposed DA in its current form. The proposed DA should be amended to reflect the issues I have mentioned today.