
Sent: 30/11/2020 10:08:38 AM

Subject: Written Submission NBLPP 2 December 2020 RE: DA2020/0442 (231 Whale Beach Road Whale Beach) ROGLEY

Attachments: Rogley NBLPP .docx;

Hi Carly,

30 November 2020

Please confirm receipt,

Regards

S U B M I S S I O N: Rogley
a written submission by way of objection to DA 2020/0442

Written Submission
NBLPP
2 December 2020

RE: DA2020/0442 (231 Whale Beach Road Whale Beach)

I support the DA Assessment Report and the recommendation for Refusal of this DA.

I have additional commentary on view loss and a consideration on a more skilful design sectional consideration for NBLPP to consider.

I refer NBLPP to my earlier May 2020 Submission that detail my concerns.

I support the five main NBC Officer Referrals recommending refusal:

- Landscape Officer
- Strategic & Place planning [Urban Design]
- NECC [Development Engineering]
- Traffic Engineer
- Waste Officer

I am greatly concerned that the proposed development exceeds numerous DCP controls.

View Loss

Other than the matters raised within the assessment and by the above referrals, my main amenity concern is View Loss.

I remain very concerned of the additional bulk of the proposed building that currently exceeds the existing envelope of the existing building.

The existing building has an envelope that generally is contained within the Whale Beach Road parapet at **RL 25.48**, running to the east roof height at **RL 25.89**.

There is considerable bulk added above these heights, and inevitable those additional zones cause view loss from my property.

I ask that all built form, including plant and lift over runs, be reduced to well within the existing envelope of the existing building, to ensure that no loss of view from my property can occur.

I also ask for an unobstructed 3m side setback along each boundary, clear of any built form.

To achieve this outcome, I consider that the proposed envelope of the building, including plant screen heights, and lift over runs be reduced to fit within those levels.

All built form in the side setback zones to be setback 3m from the side boundaries, including any privacy or sun control devices.

The proposed basement is at **RL 6.0**, and I contend that a six-storey envelope at a reduced 3.1m storey height, would enable a non-accessible roof at **RL 24.6**, allowing a 1.2m plant screen height to fit under the envelope referred to above.

This would allow 2.7m ceiling height in all areas, and that may be more than sufficient for the small retail zones and all residential zones.

If all other matters raised by Council's Officers Referrals, and by the Assessment can be adequately addressed, then a new DA might be able to be supported, if the envelope control as identified above can be resolved.

I believe this will go a long way towards addressing the Assessment Officers consideration, that I fully support:

On balance, the proposal (as lodged) is not sufficiently consistent with the applicable controls and the development will result in a size, mass, bulk and scale of development that does not reflect the objectives and outcomes envisaged by the planning controls on a sloping site, adjacent Whale Beach and surrounding by detached dwelling houses. The design should be more stepped on the site, with greater levels of terracing of the upper levels to better relate to the hillside topography in the area and greater side setbacks to alleviate and ameliorate the sheer bulk and scale of the building.

Therefore, it is recommended that substantial amendments be carried out to the built form to address these concerns prior to any approval being given to the proposal.

I ask NBLPP to refuse this DA.

Yours faithfully,

Mrs Judith Rogley

196 Whale Beach Road
Whale Beach
NSW 2107