

## 24 Wandeen Rd 455 response to RFI and submission summery.


### Response to NBC RFI

RFI Item	Plans to be referred to	
Clause 4.3 Height of Buildings 1. Non compliance to 8.5m height	RFI Plans 104.1 – 105.5	<p>Variation to control D1.11 approved and applied by NBC as site is more than 30% gradient. In the location of the modified area the land is in excess of 40%.</p> <p><b>Additional comments</b></p> <ul style="list-style-type: none"> <li>- Modified area is still lower than the max heights of other areas of the building</li> <li>- The increased areas provide view corridors of the pitt water over neighbouring with no privacy impacts, additional over shadowing to POS</li> <li>-NBC cannot deprive the dwelling of the views for a reason that has no impacts to neighbouring properties and the street</li> <li>- The modified area from street view aspects (105.1, 105.2) is almost not visible due to the established protected trees and topography of the site.</li> <li>- The modified area cannot be seen from a neighbouring property, its also screen by established trees on the western boundary</li> </ul> <p>View sharing (Clause C1.3) All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties. The proposal must demonstrate that view sharing is achieved through the application of the Land and Environment Court's planning principles for view sharing</p> <p><i>Proposal meets all controls, there for NBC and LPP has no grounds for refusal</i></p>

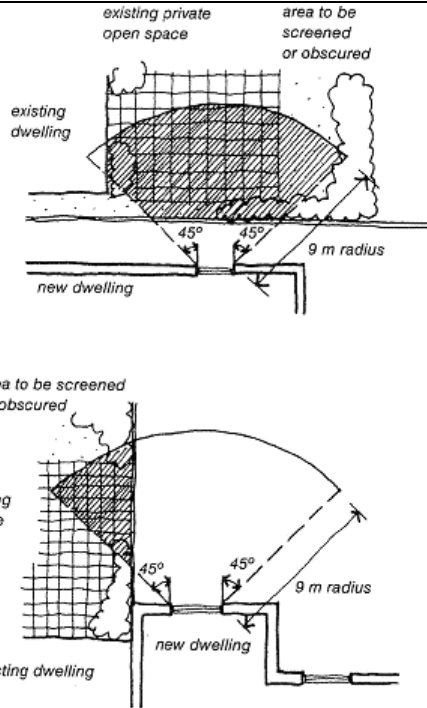
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C1.4 Solar Access	RFI Plan 101.1	<ol style="list-style-type: none"> <li>Shadow study show that no impacts on neighbouring properties, Only to front driveway areas of neighbouring property.</li> </ol> <p><i>Proposal meets all controls, there for NBC and LPP has no grounds for refusal</i></p>
C1.11 Secondary Dwellings and Rural Worker's Dwellings  Bedroom 5 access to private courtyard		<ol style="list-style-type: none"> <li>The titled ““Proposed Multi Dwelling Development” . Wording was an error when construction documentation was being prepared and has now been removed</li> <li>Private alfresco for building 5 and sliding door is complaint and meets all controls</li> <li>Modification does not have any impacts to neighbouring privacy</li> <li>Alfresco is 3.6m from side setback, Where minimum is 600mm.</li> <li>Although the 5<sup>th</sup> bedroom is design to be more like a self-contained room it still has no private access to the street and could never be used as a self-contained granny flat</li> <li>This room is for my farther inlaw who has a disability. We want him to have his own room and area to sit outside. We need it to be separate to the main living areas so he is more comfortable to spend extended times with us.</li> <li>This area also provides access to a storage shed.</li> <li>There are no privacy issues to 22 wandeen as they have no windows to the ground floor</li> </ol> <p><i>Proposal meets all controls, there for NBC and LPP has no grounds for refusal</i></p>
D1.11 Building envelope		<ol style="list-style-type: none"> <li>Site is generally 30%- 50%. With the area of non compliance being referred to being 40%</li> <li>The direction of fall is not parallel to a boundary making the house very difficult to design.</li> <li>Due to the flora and fauna and geotechnical restraints the property was design to have minimal cut as possible.</li> <li>The building side setback 3.6m while minimum is 1m to the area of concern to provide better landscaping</li> <li>Most neighbouring properties exceed this control greater than our proposal.</li> <li>Council DCP states “Where the building footprint is situated on a slope over 16.7 degrees (i.e. 30%), variation to this control will be considered on a merit basis”</li> <li>The areas of concern don’t cause and privacy issues, over shadowing or even visible form neighbouring properties or the street.</li> <li>Due to our property is well in excess of the min 30% there is no merit to consider this control on a site of such steep topography .</li> </ol> <p><i>Proposal clearly demonstrates the variation is applied, there for NBC and LPP should support the variation.</i></p>

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		 <p>Figure 12. Site slope with building footprint overlaid</p>
Clause C1.5 Visual Privacy of PDCP 2014	RFI Plans 102.1-120.3	<p><i>C1.5 Visual Privacy :Private open space areas including swimming pools and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within <b>9 metres</b> by building layout, landscaping, screening devices or greater spatial separation as shown in the diagram below (measured from a height of 1.7 metres above floor level).</i></p> <p><i>Elevated decks and pools, verandas and balconies should incorporate privacy screens where necessary and should be located at the front or rear of the building.</i></p> <p><i>Direct views from an upper level dwelling shall be designed to prevent overlooking of more than <b>50%</b> of the private open space of a lower level dwelling directly below.</i></p> <ol style="list-style-type: none"> <li>1. Windows are designed to meet 100% compliance</li> <li>2. We increased building setback to boundary from the Min 1m to 3.6m so windows could be built to incorporate the main view aspect to the NWW.</li> <li>3. View sharing cannot be refused, especially when all privacy controls have been met.</li> <li>4. Roof in void that has been raised has no privacy issues you can only see over their house.</li> <li>5. C1.5 allows a max of 50% Overlooking of a POS. 22 Wandeens POS has 0% impacts as per 9m study.</li> <li>6. 22 Wandeen has existing screening to the eastern side of their balcony to eliminate any visual impacts.</li> <li>7.</li> </ol> <p><b><i>Proposal meets all controls, there for NBC and LPP has no grounds for refusal</i></b></p>

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Landscaping	Arborist letter provided	<ol style="list-style-type: none"> <li>1. The arborist has provided a letter advising the proposed wall to assist in the longterm health of trees T2, T3 and T4 by stabilising the earth.</li> <li>2. No walls proposed in the TRZ zones</li> <li>3. The boulder wall is not a retaining wall with foundations but considered a landscaped wall made up of small sandstone boulders.</li> <li>4. The boulder wall to have no excavation for foundation or cut, only minor fill.</li> <li>5. Due to the extensive clearing of dead vegetation the proposed design for the stormwater disbursement pit could not be installed on a level area as per the manufacturer's Guidelines.</li> <li>6. The wall has been proposed to level up the back yard slightly as the land after clearing was very uneven.</li> <li>7. The landscape wall will reduce the risk of water run off and impacts of the disbursement system.</li> <li>8. A wall is to be constructed with sandstone boulders that have been dug up onsite and reused.</li> <li>9. The wall is on average 300-400mm high</li> <li>10. The boulder wall is not a retaining wall but considered a landscaped wall</li> </ol> <p><i>Proposal is supported by an approved arborist, there for NBC and LPP should support the modification</i></p>
Geotechnical Certification		Email confirmation from white Geotechnical engineer confirms minor landscape walls don't require an addendum
Environmental Health	Plans Celestial spec sheet	<ul style="list-style-type: none"> <li>- Kemlan celestial 900 in bulth solid fuel heater proposed. The brand is Australia made and complies with AS/NZ 4013:2014</li> <li>- Flue Design and height designed in compliance with AS/NZS 2918:2018, and will be installed by the installer to ensure compliance is met.</li> </ul>

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		<i>Proposal meets all controls and AS Standards, there for NBC and LPP has no grounds for refusal</i>
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### Submission summery

Submission name	Address	Concerns	comments
Evens	2 wandeen	Bulk and Scale concerns	- Proposal doesn't increase the bulk and scale
Henry	59 Dress circle Avalon	<ol style="list-style-type: none"> <li>1. The new gutter height is over 9.5meters.</li> <li>2. The western window schedule now has many more windows</li> <li>3. they have removed the opaque glass from one main window!</li> <li>4. The bulk and scale is way over what is allowed.</li> <li>5. Multi Dwelling</li> </ol>	<ol style="list-style-type: none"> <li>1- Complies with the variation as sites in excess of 30% but closer to 50% in this area. The max height is still maintained and not exceeded.</li> <li>2. lower level window has reduced in size. Other than the void windows all are the same</li> <li>3. opaque glass removed as this is our main view corridor of the water and if we comply with the privacy controls by a lot</li> <li>4. mod complies, and still less in height compared to other areas of the ridge lines. Mod allows better views over the house. No increase to privacy issues as skylights and windows at the same heights</li> <li>5. not multi dwelling. Admin error when we started for construction drawings</li> </ol>
Ponton	40 Bilwara ave Bilgola	<ol style="list-style-type: none"> <li>1. Height</li> <li>2. Tree removal</li> </ol>	2 . trees already removed
Crawford	12 Wandeen Road	<ol style="list-style-type: none"> <li>1. I object to Windows W9, W10 &amp; W11 being modified to clear (from frosted).</li> <li>2. window #25 being raised higher and not frosted as it will affect our privacy on our rear deck.</li> </ol>	<ol style="list-style-type: none"> <li>1. As point 3</li> <li>2. Window raised slightly as it clashed with roof, window has no privacy issues as its behind the bathroom wall</li> <li>3. 12 Wandeen Rd is 100m away Im not how they could consider there will be a privacy issue.</li> </ol>
Maynard	203 Hudson parade	No individual items of the modification raised	
clarke	3 Mia PL Clareville	No individual items of the modification raised	

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MR Sarel Roets	22 Wandeen Road RD	<ol style="list-style-type: none"> <li>1. Increased gutter to 9.6m</li> <li>2. Hard surface coverage increase</li> <li>3. More windows</li> <li>4. Removing frosted glass</li> <li>5. Multi dwelling</li> <li>6. Biggest approved home</li> </ol>	<ol style="list-style-type: none"> <li>1. As above</li> <li>2. 500mm increase, Approve plans had no measurement so we have now included. No impacts to controls</li> <li>3. No extra windows other than 2 louvers in the BBQ wall of the balcony</li> <li>4. As above</li> <li>5. As above</li> <li>6. Incorrect, both neighbouring properties are built 1m to boundary and higher than me. Not considering the 3-4 story homes across the road to me.</li> </ol>
McGaghey	13 - The Circle ST Bilgola Plateau	No individual items of the modification raised	
Baker	Avalon	<ol style="list-style-type: none"> <li>1. Gutter height of 9.6m</li> <li>2. Increased surface coverage</li> <li>3. Multi dwelling</li> <li>4. Removing frosted glass</li> <li>5. Greater bulk and scale</li> <li>6.</li> </ol>	
Kerr	1A Paradise Ave ST	No individual items of the modification raised	
Stanning	26 Wandeen RD	<ol style="list-style-type: none"> <li>1. Flue impacts as its not above their roof line</li> <li>2. Solar panels will increase the height and reduce solar access and views</li> <li>3. Extra height of buildingng will cause more weight on our land will cause structural issues on neighbouring properties</li> <li>4. Multi dwelling</li> <li>5.</li> </ol>	<ol style="list-style-type: none"> <li>1. Flue complaint to the AS, and is above the roof line</li> <li>2. No, the location of the solar panels on our roof is in front of their house and might be seen from their driveway?</li> <li>3. As above</li> </ol>

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Brashford	19 wandeen	<ol style="list-style-type: none"> <li>1. Building height</li> <li>2. Floor space ratio</li> </ol>	2. no additional floor area in mod
Allen	36 Wandeen RD Clareville	<ul style="list-style-type: none"> <li>- Excess to building height is 7m too high</li> <li>- Front building line not inline with neighbouring properties</li> </ul>	<ul style="list-style-type: none"> <li>- 7m ??, not sure how they calculated this.</li> <li>- Council asked for the rooms above the garage to be moved forward.</li> </ul>
gregson		<ul style="list-style-type: none"> <li>- Height of building</li> <li>- Fire chimney</li> <li>- Multi dwelling</li> </ul>	As above