
Sent: 12/02/2023 8:52:50 AM

Subject: RE: DA2022/2277 - 272 Whale Beach Road WHALE BEACH NSW 2107 [personal]

Thank you very much Adam for this.

Just given the elevation of the respective sites, I still can't tell what the impact on the view would be. I know the house is going to be vastly larger than the existing house. I hope it is going to be ok but I think the simplest way to test this would be to put up some posts (or whatever they are called) so we can test the for sure. Could you please request that.

Many thanks

Michael

From: Adam Susko

Sent: Tuesday, 31 January 2023 11:00 AM

To: Parshall, Michael:CO (SY)

Cc: jacqui@eventdesignstudio.com.au

Subject: RE: DA2022/2277 - 272 Whale Beach Road WHALE BEACH NSW 2107

Caution: non-A&O email

Hi Michael

I have heard back from the Project Architect who has provided me with one longitudinal elevation showing the height of the proposal relevant to your shared boundary.

Unfortunately the information they provided was limited, and so I have attempted to create a depiction of where your house sits relative to the proposal.

PLEASE NOTE that I do not certify this drawing to be 100% accurate, but has been prepared to the best of my ability. I have used the architectural plans, survey, and survey data from your other neighbours DA at 49 Norma Road.

Council has no plans or details of your house on record and so I haven't been able to get a complete picture of the relationship between your properties.

In the attached *Working drawing relevancy to 47 Norma Road* you will note:

- * A darker blue box which indicates the location of your swimming pool (height and minimum distance from boundary) derived from survey data. I have made the assumption that the lower level of your house is near-to level with the pool terrace.
- * A lighter blue trapezoid which indicates the location of your house (height and minimum distance from boundary) derived from survey data. I have assumed a standard roof pitch.
- * A red line which indicates the existing maximum height of the building at 272 Whale Beach Road, derived from survey data. The location of this line is not accurate and has not been assessed, but the height is correct.

You may also be interested in seeing some rendered perspectives of the proposal which I have found on the architects website: <https://www.avenueonedesign.com.au/whale-beach-house>

I appreciate this information is not exact, however I do hope that it provides you with enough information to make an informed decision about any potential objections.

Regards,

Adam Susko
Principal Planner

Development Assessment - North Team
t 02 8495 5376
adam.susko@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Adam Susko
Sent: Monday, 30 January 2023 10:13 AM
To: Michael.Parshall@AllenOvery.com
Cc: jacqui@eventdesignstudio.com.au
Subject: RE: DA2022/2277 - 272 Whale Beach Road WHALE BEACH NSW 2107

Michael,

Thanks for confirming. I will request this from the applicant now and come back to you in due course.

Regards,

Adam Susko
Principal Planner

Development Assessment - North Team
t 02 8495 5376
adam.susko@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au





From: Michael.Parshall@AllenOvery.com <Michael.Parshall@AllenOvery.com>
Sent: Monday, 30 January 2023 10:09 AM
To: Adam Susko <Adam.Susko@northernbeaches.nsw.gov.au>
Cc: jacqui@eventdesignstudio.com.au
Subject: RE: DA2022/2277 - 272 Whale Beach Road WHALE BEACH NSW 2107

Adam

Thanks you so much for your time and email below. Yes the below fairly summarises our concern.

Cheers

Michael
0412 569 890

From: Adam Susko <Adam.Susko@northernbeaches.nsw.gov.au>
Sent: Monday, 30 January 2023 10:01 AM
To: Parshall, Michael:CO (SY) <Michael.Parshall@AllenOvery.com>
Subject: DA2022/2277 - 272 Whale Beach Road WHALE BEACH NSW 2107

Caution: non-A&O email

Dear Michael,

Thanks for the chat this morning regarding the development application at your neighbours property, 272 Whale Beach Road.

From our discussion, I understand that you do not have sufficient information to comment on the application – specifically regarding the height of the building compared to the existing building, and compared to your property. To that extent I note the Sectional and Elevational diagrams to not extend for the full length of the site – which would otherwise assist greatly in the assessment. Your concern at this stage is that the new building height may impact on views from your property.

As discussed, I will request the applicant to provide these revised diagrams to assist in both of our considerations. When I receive them, I will forward them to you. If I have further concerns after that, Council may request the Applicant to erect height poles to indicate the height of the building, if I deem it necessary.

This information will be received after the 'end date' for submissions – however we will continue to accept any submissions after this date, and up until the final date of determination of the application. You will therefore have ample time to review the revised information.

Please let me know if I have missed anything.

Kind regards,

Adam Susko
Principal Planner

Development Assessment - North Team
t 02 8495 5376
adam.susko@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council.

[Northern Beaches Council](http://www.northernbeaches.nsw.gov.au)

This email and any attachment is confidential and may also be privileged. If you are not the intended recipient please delete it and notify us immediately by telephoning or e-mailing the sender. You should not copy it or use it for any purpose nor disclose its contents to any other person.

For further information about how Allen & Overy is regulated, including with regard to insurance mediation and other financial services, please see our website at www.allenoverly.com/en-gb/global/legal-notices.

Our privacy policy is available at <https://www.allenoverly.com/en-gb/global/legal-notices/privacy-policy>.

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been

maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council.
[Northern Beaches Council](#)

Important: This is a personal email, not an email sent on behalf of Allen & Overy LLP or its affiliated undertakings. Neither Allen & Overy LLP nor any of its affiliated undertakings accepts any responsibility for the content of this email.
