
Sent: 14/10/2018 2:54:15 PM

Subject: Re: DA 2017/1274 – Objection No 2 to Amended Plans, LEC Appeal 2018

Attachments: MVRA Objection to 13 October 2018.pdf;

Attention: Lashta Haidari

Re: DA 2017/1274 – Objection No 2 to Amended Plans, LEC Appeal 2018

Follow up submission from Mona Vale Residents Association

Thanks

Kelvin Auld

Mona Vale Residents Association



PO Box 479, Mona Vale, 1660 Email: info@monavaleresidents.org.au

12 October 2018

Northern Beaches Council

Attention: Lashta Haidari

Principal Planner

Northern Beaches Council

Dee Why Council Chambers council@northernbeaches.nsw.gov.au

Attention: Lashta Haidar lashta.Haidari@northernbeaches.nsw.gov.au

Re: DA 2017/1274 – Objection to Amended Plans, LEC Appeal 2018

Follow up Objection to Amended Plans for a proposed Seniors Housing at 52 Cabbage Tree Road Bayview, NSW on the Grounds of non-compliance with the 8.5 m Height Standard.

This follow up submission objecting to the amended plans seeks to advocate the community concerns and environmental issues in the public interest, in the context of the Environmental Planning and Assessment Act 1979 (as amended).

The Mona Vale Residents Association earlier submission raised the issue of the 8.5 metre building height standard and how it has been applied over the seniors housing development site at Bayview.

To further illustrate the height issue I have attached a Clause 4.6 Planning application has been attached.

Notice how the building height standard is applied to the design of the buildings. This is the acceptable planning and architectural practice. The habitable rooms are not placed below existing ground level to conform to the design height plane like they have been with Bayview. The Waterbrook cross sections demonstrate what they have done.

Also Waterbrook's 3 Storey apartment design typology that is illustrated is clearly higher than 8.5 metres.

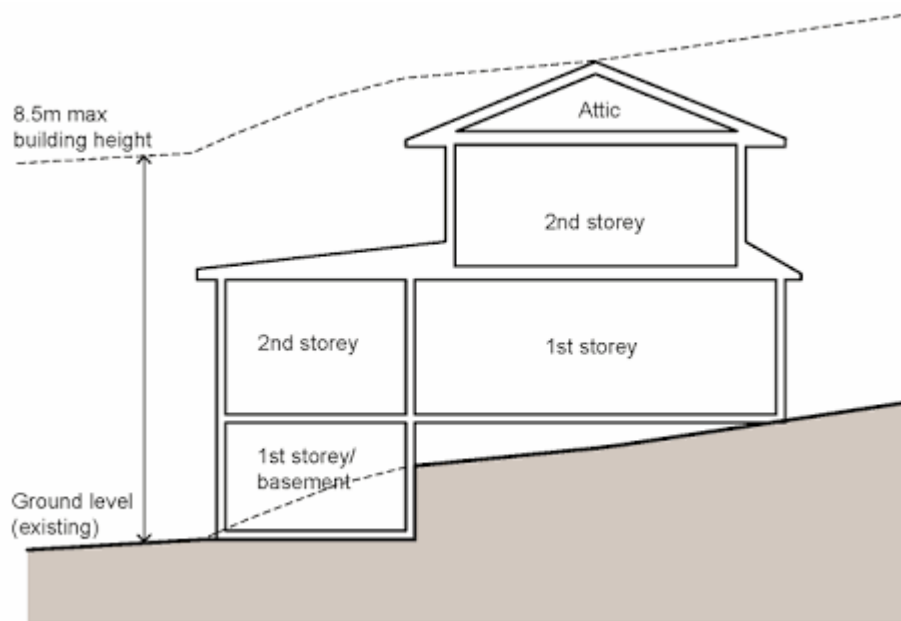
See picture that is part of their DA submissions. Attached.

Designing apartment in such a way to achieve planning height compliance via excavation does not seem to be best practice design.

Regards

Kelvin Auld

I have attached a Clause 4.6 application by Ryan Planning to illustrate how a building height plane standard should be applied.



Application of a 8.5 metre height standard and the resulting building form.



3 Storey apartment design typology. Clearly more than 8.5 metres high.



How to apply a building height standard

Reference: Ryan Planning Pty Ltd Clause 4.6 application relating to height, DA at 870-898 Pacific Highway, Gordon – Clause 4.6 Submissions July 2015