
Sent: 16/10/2018 1:28:54 PM

Subject: DA 2017/1274 LEC Appeal MVRA Objection No 2 (NOTE edited final version)

Attachments: MVRA Objection 2 DA 1274 2017 13 October 2018 edited version.pdf;

DA 2017/1274 Mona Vale Residents Association Objection No 2 to Amended Plans, LEC Appeal 2018 (*NOTE edited final version*)

Attention Lashta Haidari

Although we have lodged this objection already please find attached the *fully edited version* of our **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.**

Regards

Kelvin Auld

Mona Vale Residents Association



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

12 October 2018

Northern Beaches Council

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

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

Principal Planner, Northern Beaches Council

Re: DA 2017/1274 – Objection 2 to Amended Plans, LEC Appeal 2018 (edited)

Follow up Objection 2 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 (final edited version).

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's submission raised the issue of the 8.5 metre building height standard and how it is applied over the seniors housing development site at Bayview. To further illustrate the height issue I have attached a Clause 4.6 Planning Application by Ryan Planning on a different development and a drawing showing the correct application of an 8.5 metre height standard and the resulting building form.. Ref: new NSW Housing Code.

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 as with the Waterbrook apartment designs at Bayview. The Waterbrook apartment cross-sections demonstrate this approach in relation to the proposed three (3) storey apartments.

Also Waterbrook's 3 Storey apartment design typology that is illustrated in this submission is clearly higher than 8.5 metres. See picture that is part of Waterbrook's DA submissions.

Designing apartments in such a way to achieve planning height compliance via excavation does not seem to be best practice design as it is inconsistent with the current NSW ADG.

Regards,

Kelvin Auld

Mona Vale Residents Association

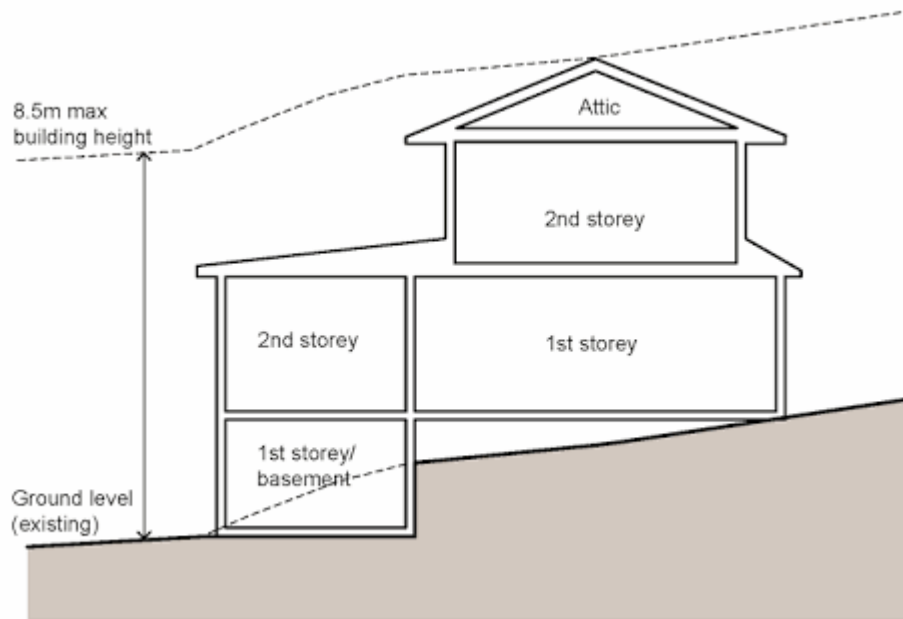


Fig 1. How to apply an 8.5 m building height standard. Application of an 8.5 metre height standard and the resulting building form. Source: NSW Department of Planning, Housing Code



Fig 2. Waterbrook DA: 3 Storey apartment design typology. Clearly more than 8.5 metres high.

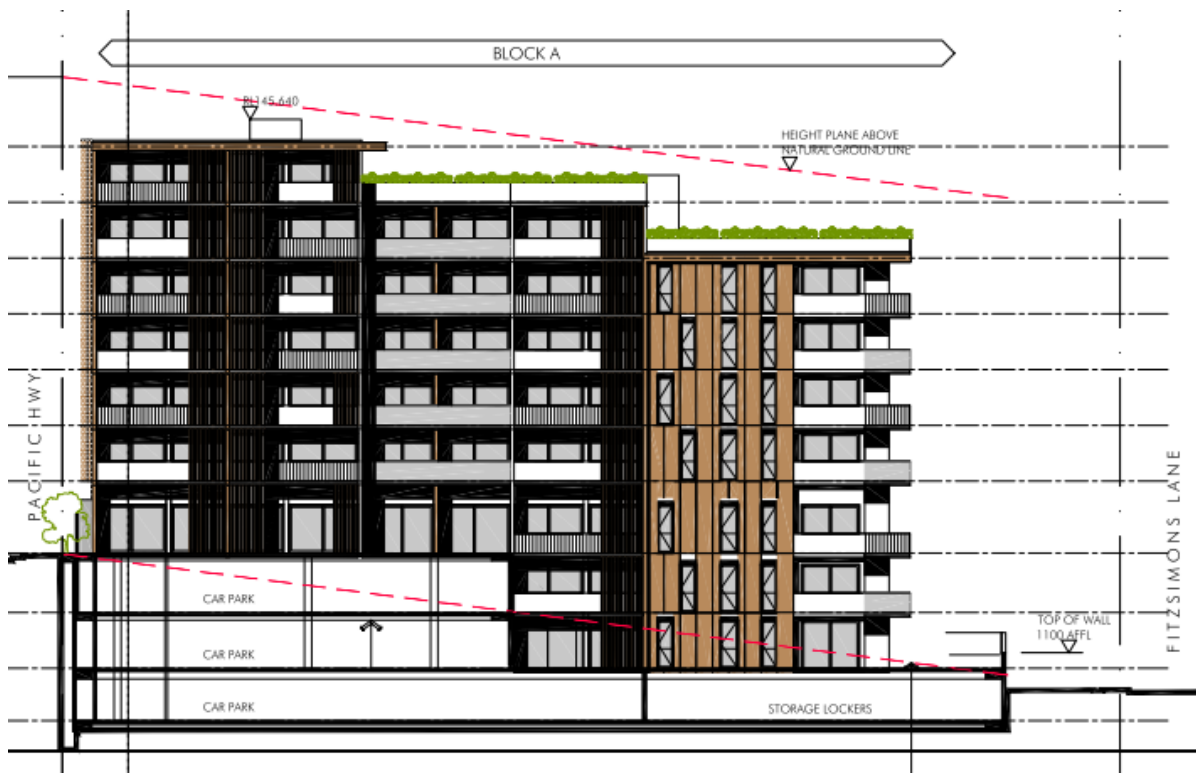


Fig 3 How to apply a building height standard more than 8.6 metres

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

Note: This approach is entirely consistent with the requirements of the Apartments Design Guideline (ADG) regarding the application of height controls in apartment design and the recommended minimum floor to ceiling height of 2.7 metres for habitable areas.