

Memo

Development Assessment

To: NBLPP Panel Members

From: Tony Collier – Principal Planner

Date: 15 April 2020

Subject: Item 3.3 - MOD2019/0641 - 1A Queenscliff Road, Queenscliff - Modification of Development Consent DA2015/1267 granted for alterations and additions to a residential flat building to include internal and external changes and a turntable in the basement car park.

Record Number: 2020/212534

Dear Panel Members

Further to questions asked by the Panel on 14 April 2020, the purpose of this memo is to clarify a number of matters raised by the Panel to assist in its deliberation.

View Sharing

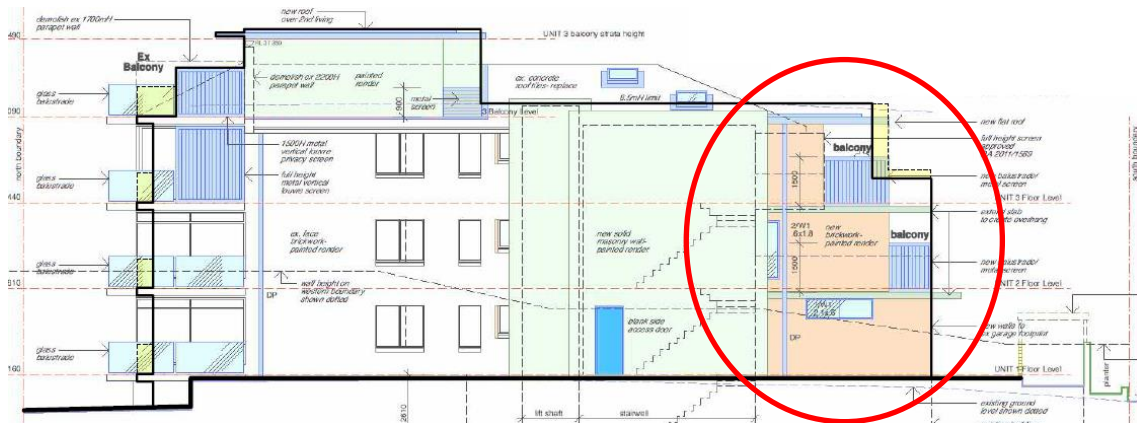
View sharing is addressed in the assessment report (Agenda pages 136, and 155 to 159) and discusses the impact of the modification upon 13/7 Queenscliff Road, Queenscliff (as this was the only submission received from that property and therefore the only property afforded access to inspect).

In that assessment reference is made to the removal of the pitched roof and the subsequent improvement this would have on opening up views towards the horizon as well as opening up the unit to more sunlight and relieving the skyline of building mass.

In order to clarify, in removing the pitched roof the proposal would not enable views of the horizon because of the parapet which extends above the side walls of the building (as shown in black outline in the figures below). Rather, it was meant to convey that the proposal would provide greater 'distance' and skyline views to the east (i.e. towards the horizon but not of the horizon).

The photograph below illustrates the effect of the proposal on views from the Living Room window of Unit 13 although it should be noted that this is approximate due to difficulties scaling to a photograph (Note: Red = the approved development under DA2015/1267 while black = the proposal).

The elevation below the photograph shows the proposal (outlined in black) against the approval of DA2015/1267. The area of focus in the photograph is circled in red.



As can be seen, the extent of view loss to Unit 13 occurs at the top floor (Unit 3) within the space between the approved awning and the approved side screen as this space is now proposed to be filled.

In this respect, it is considered appropriate to classify the degree of view loss to the Living Room as moderate rather than minor (as indicated in Principal 3 on page 158).

Although no objection was received from the unit directly below Unit 13 (and therefore no opportunity was provided to inspect from that unit), an estimate of the impact reveals that, because of its elevated aspect to the development, the Living Room would experience the loss of the view between the gap of the side screen (of Unit 2) and the

overhanging awning above as this space is to be filled by wall. Further, the view will also be disrupted by the low planter box proposed on the south-western side of Unit 3 on the subject site (indicated in black above). Although this impact is considered to be severe it is not considered to be unreasonable in the circumstance as the view across the side boundary is limited and that the unit would maintain a narrower view (which includes water and the headland) to the south-east from the Living Room and a greater view (which includes the horizon) from the street facing balcony (which would continue to provide water views to the east).

Views from the unit directly above Unit 13 would remain unaffected due to its elevated aspect to the development.

Confirmation of Objectors

The table on page 136 list submissions received.

Mr Joel Coleman is listed at 1/7 Queenscliff Road whereas it should read as 13/7 Queenscliff Road. The reference to 1/7 Queenscliff Road appears to originate from an earlier submission received from Mr Coleman in relation to DA2015/1267.

Mr Vinko Bokanovic is listed at 28/4 Beach Street, Curl Curl. However, Mr Bokanovic (together with the other listed submission, Ms Doreen McCullagh) are both recorded as the owners of 1 Queenscliff Road.

Structural Engineering Condition

The following condition is recommended to be imposed to address the structural integrity of the internal walls which are proposed to be removed/relocated:

D. Add Condition 14A to read as follows:

14A. Structural Adequacy

The removal and relocation of the internal walls as a result of the development are to be certified in writing as structurally sound by a qualified Structural Engineer.

Details demonstrating compliance is to be provided to the Certifying Authority prior to the issue of any Construction Certificate.

Reason: To ensure the structural integrity of the building is maintained.

Regards

Tony Collier
Principal Planner