

Memo

Development Assessment

To: Development Determination Panel

Cc: Rod Piggott
Manager, Development Assessment

From: Julie Edwards
Panner

Date: 11 February 2025

Subject: Item 3.2 - Submission - Sakellaris

Record Number: 2025/099045

Dear Panel

The purpose of this memo is to address an additional submission to the Development Determination Panel received from Mr and Mrs Sakellaris.

The submission asked the following questions:

- *'We believe substantial further losses will occur whilst the only recourse to us during construction (should we notice that our views are diminishing) will be to say that "the montages showed that our views would substantially remain"! And, all that can be asked at the time of the builder will be for them to prove that the RL's of the construction are as per the RL's on the plans and only to be told that they are. However, in practical terms, our views may well have disappeared – and in contradiction to the montages. What do we do then?'*
- *'Mapping the existing building envelope or outline onto the proposed planned development elevations (western and front (southern) elevations) to inform the view loss assessment'*
- *'Whether the RGL on the proposed plans is the same as that for the existing building? This would alleviate any discrepancy or misunderstanding between the RL's of the existing building vs the RL's on the new plans?'*

These matters are considered below as follows:

Recourse if development is not consistent with photomontages

As discussed in the Assessment report, the photomontage has been prepared by a suitably qualified professional, in accordance with the Land and Environment Court requirements and has been submitted to inform assessment. The photomontage appears accurate to what is shown on the plans and the plans are listed in the consent to be complied with. However, if the submitter has concerns that the proposal is not accurate than they should get their own independent planning advice.

Existing building envelope on plans

As discussed in the Assessment Report, it is considered by Council that sufficient information, in the form of plans, view loss assessment, a survey and photomontage have been submitted to determine the impact and extent of the development.

RLs the same on the plans as the survey

The architectural plans are based on the submitted surveys. The RLs on the plans are the same as those on the survey.

Recommendation

Based on the above the recommendation in the assessment report remain remains unchanged.