

Submission Uploaded

Response to Applicants Response to Submissions
Application Number: MP 07_0027 MOD 1
Location: Shell Cove Harbour, Boolwarroo Parade, Shell Cove

From: Guy Formica, 18 Tasman Drive Shell Cove NSW 2529

Attention: Director – Modification Assessments

27th March 2018

Affirmation

With reference to the Visual Impact Assessment produced by Dr Lamb in January 2018:

The block-model photomontages depicting the Concept Approval of 2011 are not applicable and misleading. They do not depict what was approved by the DPE, therefore their comparison to the 75W application block-model photomontages is not applicable, therefore rendering the view comparison arguments and conclusions of the report irrelevant.

Reasoning

The visual impact assessment produced by Dr Lamb in January 2018 on page 3 states:

“The Concept Approval shown in the block-model photomontages reflects the maximum height, bulk and location of built forms that were included in the Shell Cove Boat Harbour Precinct Concept Plan that was approved under part 3A of the Environmental Planning and Assessment Act 1979 (EPA Act) by the DPE following the Concept Plan application in 2010.”

The above statement by DR Lamb is false for two main reasons:

1. The Concept Approval of 2011 only approved building heights in Storeys and did not specify heights in metres. The height of a storey in metres is subjective. Building heights specified in metres are required to produce a block-model photomontage. Hence, the photomontage produced by DR Lamb for the Concept Approval of 2011 was not approved.
2. The Concept Approval of 2011 did not approve any ground levels for buildings. The ground levels that existed in 2011 have now been made higher due to earthworks by Frasers since 2010. Ground levels of buildings are required to produce a block-model photomontage. Hence, the photomontage produced by DR Lamb for the Concept Approval of 2011 was not approved.

Conclusion

The view comparison arguments and conclusions of the report by Dr Lamb are irrelevant.

This modification will severely impact the ocean view from my home as stated in my previous submissions.

I reserve the right to add further to this submission within the next month. It is not fair that the applicant has been given many months to produce a response and the public have only been given 2 weeks.

I await your feedback.

Regards,

Guy Formica.