
From: Julia Richards (AU)
Sent: 7/06/2024 2:43:02 PM
To: Council Northernbeaches Mailbox
Cc: Darryl Smith
Subject: TRIMMED: Objection to development application
Attachments: Warringah Council June 24.pdf;

Hi there,

Please refer to the attached letter.

Kind regards,
Julia

Julia Richards

PwC | Partner, Deals

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Email: [REDACTED]

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29 Kooloora Street
Freshwater NSW
7 June 2024

Northern Beaches Council
1 Belgrave Street,
Manly NSW 2095
Email; council@northernbeaches,nsw.gov.au

Amended Notice Of Proposed Development
Application No: DA 2024/0004
Lot 22 Sec 2 DP 7022 31 Kooloora Ave, Freshwater
Demolition works and construction of a dwelling house including swimming pool

I refer to the above amended Development Application and advise that my previous letter dated 9 February 2024 nominated many issues which caused me concern. Whilst some of those issues have been addressed under the amended design, I must again raise the following issues which have not been satisfactorily addressed:

- Whilst the roof line of the proposal has reduced the size of the eaves on the western side, adjacent to my residence, they still appear wider than the existing building eaves. I consider the extent of the eaves should be no greater than the current eaves which appear to be approximately 200mm. As previously advised the wider eaves will detract from the street appearance and negatively impact the appearance of my house without any benefit to the proposed development.
- The roof line on the Kooloora Street side extends approximately one metre beyond the building line and in addition to encroaching the required setback of 6.5 metre from Kooloora Street, will block views from my residence. As such it should be curtailed such that it is no closer than 6.5 metres from the front (Kooloora Street) boundary.
- The first-floor balcony fronting Kooloora Street encroaches the required setback by approximately 1200mm and will also negatively impact views from my residence. As such it should be limited to the 6.5 metre setback.

Given the above I record my objection to the proposed application and request Council reject the proposed development application and ensure any future proposals address these issues.

Yours sincerely,

Julia Richards and Darryl Smith