
Sent: 20/08/2021 5:47:34 PM
Subject: Objection to DA 2021 / 1229
Attachments: Council re DA20211229 20.8.21.docx;

Please accept my objection as attached to this email to the application from 7 Pavilion Street , Queenscliff . I'd be happy to speak with Council anytime if I can assist on the process . I can be reached by this email , or on my mobile below .

Kind regards

Shahen Mekertichian

Unit 6 , 5 Pavillion Street , Queenscliff



Mob +61 412 505 392

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Northern Beaches Council
PO Box 82
Manly NSW 1655

20th August 2021

Dear Catriona Shirley,

I write to advise that, I am the owner of Unit 6, 5 Pavilion Street Queenscliff and have received a letter from Council in relation to DA 2021/1229 lodged by the owners of 7 Pavilion Street.

I would like Council to record that I strongly object to the lodged Application on the basis of its severe impact on views for our property block, the stark wall effect of the proposed structure, the height of the proposed structure and the potential to block natural sunlight to some of the lower level units in our block.

I would also like to make reference to my previous submissions on DA 2018/1892 which has been ignored by the council as to its unreasonableness and extent of ambit of claims.

1. Impact on views

The proposed structure far exceeds the height restrictions for fencing and impacts our blocks ocean views and the natural sunlight presently available to some of our block's properties , in particular units 1 and 2 . Please refer to the images 1, 2 & 3 below.

The so called safety and security concerns raised by the applicant as reasons for needing this fence are not valid and are factually incorrect. Our garden gate is locked at all times and its layout and the gate itself are fully compliant with the conditions laid down by Council in the DA approval when our block of units was built.

The claims by the applicant as to the risk of 'intruders' are a non-sense and typical untruths espoused by the applicant to the council on many other occasions.

The privacy situation of 7 Pavilion Street compared to the privacy it enjoyed when the old six storey apartment building existed at 5 Pavilion Street has not changed, if anything, it has improved due to the installation of many unreasonable and excessive window louvres. The previous building had the same footprint and the same dimensions.

As to privacy issues, I stress that the installation of the umbrella as shown in the following images, provides privacy to the pool area and does not significantly impact any neighbours' views.

Please note also the "black slate privacy screen" that was referenced in the application was NEVER agreed to by the owners of 5 Pavilion Street, and was removed after discussions with Council as it wasn't on the DA that had been submitted.



Image 1 – View impact for unit 1



Image 2 – View impact for unit 1



Image 3 – View impact for unit 1

I believe that the Council should take the time, and apply some professionalism to properly investigate the false assertions of the applicant in regards to their unreasonable request for this over the top proposed installation. Why doesn't the Council do a site visit and see for themselves the ridiculous nature of the applicant's requests. I trust the Council isn't feeling some undue pressure from the applicant to accept their false claims, compared to the reality of the situation. I reiterate my strong objection to this Application and happy to meet with the council officer in charge of this matter, on site , to factually support my position.

I believe that the council will be acting wrongly to allow this application to proceed.

Regards,

Shahen Mekertichian

Unit 6 , 5 Pavilion Street , Queenscliff

