
Sent: 28/07/2020 10:04:27 AM
Subject: FW: DA2020/0761 - Health Consulting Rooms

Dear Anne-Marie,

As per our phone conversation 22 July, I am writing in regards to **DA2020/0761 - Health Consulting Room - 84 Barrenjoey Road, Mona Vale.**

My wife, Alison, and I had an on-site meeting with the applicant/owner Andrew Sumner on 22 July to discuss the proposed works.

We have the following concerns on the proposed works and would like to discuss these with you in more detail after your perusal.

1. Privacy.

The proposed building will be constructed in an elevated position - being constructed on top of the existing swimming pool. A considerable proportion of the South/Easterly facing wall has full height, concertina opening glass doors which will considerably impact our privacy not only into our indoor/outdoor ground floor living areas but also our daughter's bedroom on the second storey.

One solution we would consider looking at would be to have the pool demolished and the proposed building constructed at ground level along with replacing the pitched roof with a flat roof. With some soft landscape screening, this would go a long way to addressing the privacy issue and also the visual impact. Although, our daughter's privacy will still be an issue.

2. The description of the proposed development is **Construction of a Health Consulting Room.**

At our meeting with Andrew, he informed us that the room will be used for exercise classes such as Pilates, Yoga, etc and that there will be background music as part of these classes.

I would like to refer to Policy No. PL 640 FITNESS, section 2.2 Exclusion Zones: 30 metres from any neighbouring residential property.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/fitness-training/fitness-training/pl640fitness-policyfortheuseofcouncilopenspaceforcommercialfitnessgroupsandpersonaltrainers.pdf>

Also permitted use (Health Studio):

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Enquire.PA/PA.Pkey=bErwYNOvUsFdHhhLUNyL>

And prohibited - Health services facility:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProjid=413380>

Andrew also informed us that he will eventually be converting the building into a Granny Flat in the future - Has consent been granted for this? If so, I could find no reference to this on the Northern Beaches Council site?

We also note that the proposed concertina glass doors would not be able to be opened as there is more than a 1mt drop with no safety barrier in place - this leads us to believe that some sort of balcony could/would be a future addition - otherwise, why would you have opening doors with no safety barrier? Upon presenting this scenario to

Andrew, his reply was that the keys to the doors would be locked away in a cupboard inside the main house?

3. Hours of operation

I could find no information on the permitted hours of operation? Of concern are the very early starts, late finishes, and Saturday trading. Andrew quoted 6:30 am starts and 7:00 pm evening bookings and Saturday trading.

We don't believe the DA's heavy referral to the COVID 19 pandemic (as the main reason for the development), holds any weight. The pandemic will be short term, whereas the proposed building will be there for the long term.

Anne-Marie, we do have real concerns with this DA and the impact it will have on our lives. We are willing to look at all the issues and discuss possible solutions in an amicable way and I look forward to discussing further with you via phone.

I note that submissions close on 3rd August. I will be away from 31st July - 5th August so can I ask that we plan a phone meeting as early as possible next week 27th July, please? I am also available tomorrow 24th if that works.

Thank you for your time and I look forward to hearing from you.

Best regards

Crispin Gardner