
From: Ashley Cardiff
Sent: 8/03/2024 9:42:18 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA 2024/0134 - Objection Letter.
Attachments: Objection Letter - 7 Coonanga Rd.pdf;

Hi There,

I am writing with an objection to a proposed DA at the address 7 Coonanga Rd Avalon Beach.

Please find the attached document outlining my concerns in relation to the proposal.

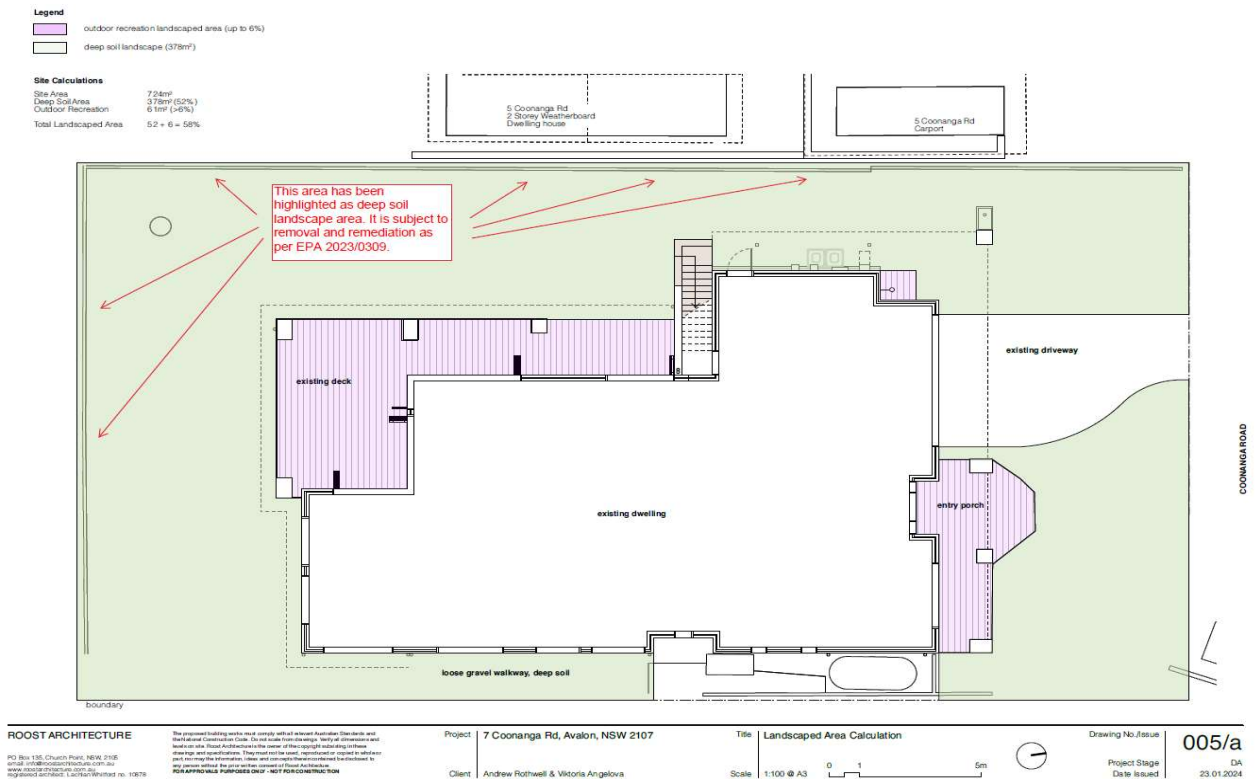
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Kind Regards

Ashley Cardiff


Development Application: DA2024/0134.

I believe there are several breaches where there have been no remediation efforts to date and these cannot be overlooked, as they have a significant impact on our property including increased noise and privacy concerns. I question how a new DA for other works can be considered when this previous issue is not compliant and no attempt to remedy has been made. These works form part of the new submission as the ground has been submitted as deep landscaping works. (Ref Drawing No 005/a).



I also wish to raise significant concerns around the impact on our privacy and the increased noise concerns with the proposed DA (DA2024/0134) which has been submitted.

- **Privacy.**

The proposed development application raises significant concerns for the privacy and amenity of our property and the negative impact cannot be understated. The proposed room will allow the applicants to be able to see directly into our ground and 1st floor bedroom windows, over our carport to the swimming pool area and have a total unobstructed view to our front entrance area. This is an outdoor private area and, I submit that allowing the external stairway will allow a view directly over the boundary fence. The window on the western elevation (W05 – see below from window schedule) which is sized at over 10m2 and is the full length of the western wall overlooking our property will also allow a view directly into our bedroom windows and the outdoor living area around the front pool area as well as our front entrance area. Also (W06 – see below from window schedule) and the adjacent stairway landing will allow a direct view into our rear yard and deck area.

W5	W	10.1	0	0	projection/ height above sill ratio >=0.36	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)
W6	S	5.5	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)
W7	S	0.4	0	0	none	timber or

The SEE states “***The window openings to the side elevations set back from the western boundary and given the low frequency nature of the proposed study use, the new works are not considered to result in any unreasonable overlooking.***”

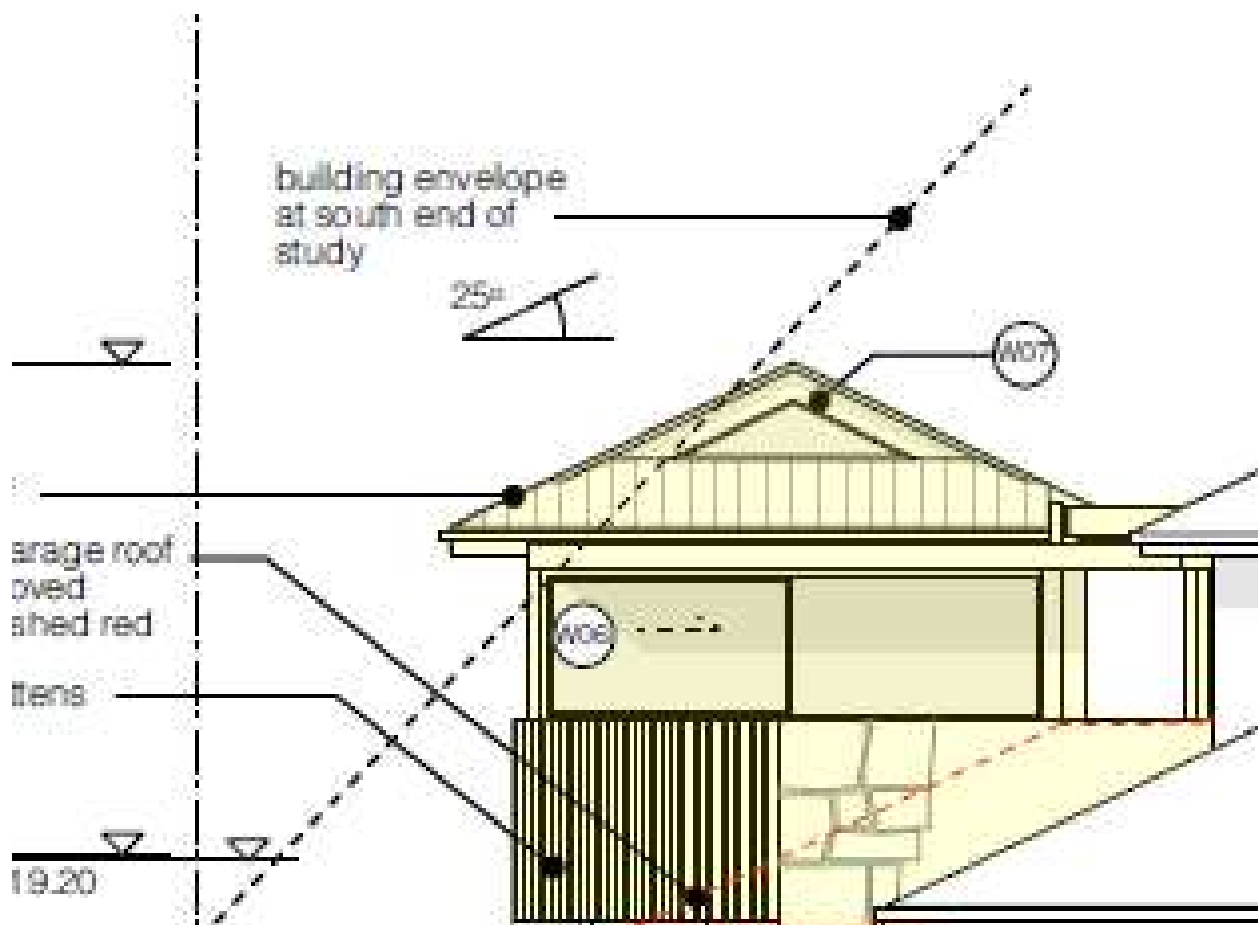
This statement is misleading as there is no way of ensuring “low frequency nature of the proposed study use.” The proposed study is 9.2 x 4.4 metres, a very substantial room more in line with a professional office space. It shows two workstations. Given that a separate external entry stair is shown for this space and the room is separated from the house, it could easily be used for a commercial or home office with staff. More concerning is that the structure contains a separate bathroom and kitchenette and could easily be used or adapted to a secondary dwelling.

- **Bulk and Scale**

Allowing the current roof to be removed and a structure to be built closer to the western boundary will directly impact our privacy and amenity and increase the scale and bulk of the premises excessively in a position that will be overbearing to our existing premises. This will lead to an increase in noise from foot traffic and the visual impact from increased lighting will add to a loss of our already compromised privacy and the size of this proposed development added to the existing already substantial property does not fit in with the street scape.

- **Building Envelope**

I believe that the proposal is also in contravention of the building envelope as shown from the south elevation plans and contest whether the northern elevation is taken from the correct height on the boundary line.

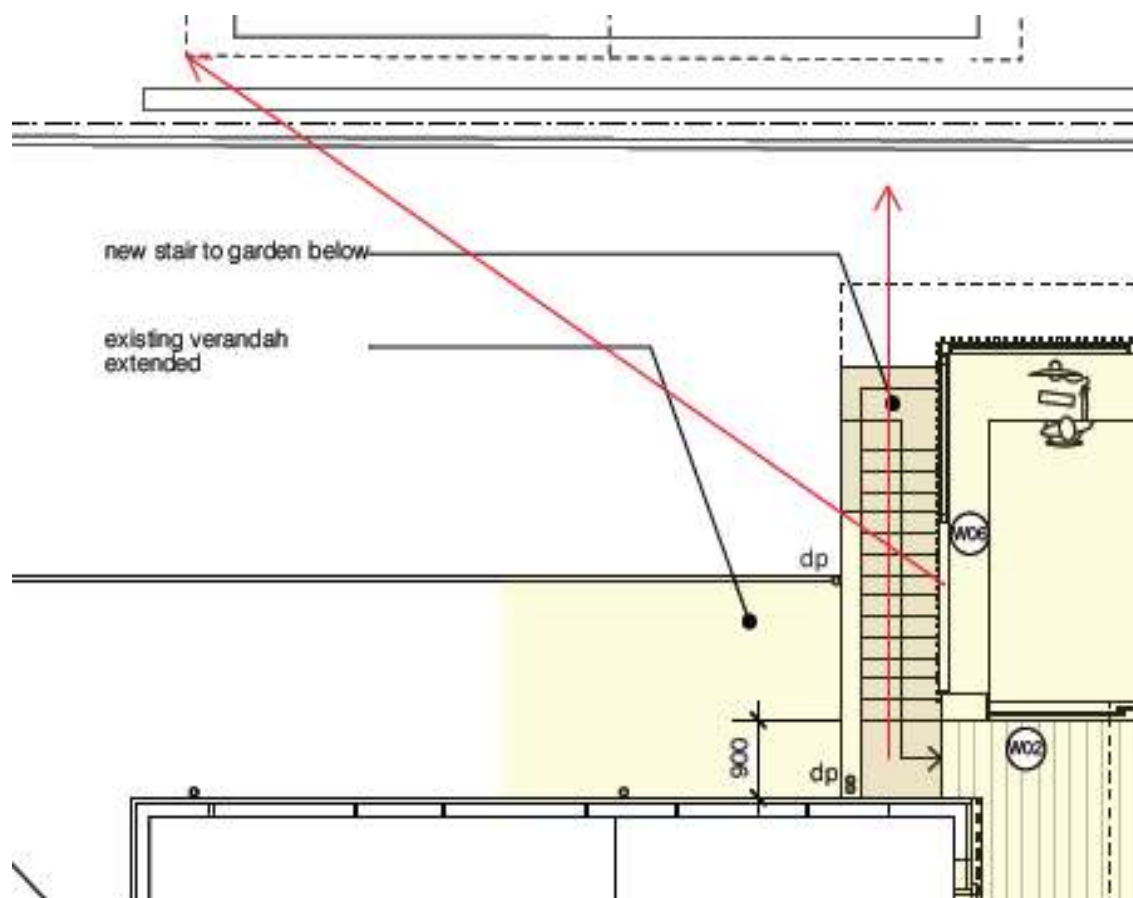


- **Separated Structure.**

The stairway that is proposed for the rear section of the new room, as discussed earlier gives us significant privacy concerns. It also permits separate access from the main house. This enables the space to be used for separate rental or other commercial purposes. An internal staircase is a more viable option if it is to be an extension to the existing dwelling and not a separate structure. There is also potential for significant additional vehicle traffic in a street that has no kerb and gutter and therefore limited off street parking available.

- **Increased Building Footprint.**

Further to the stairway construction, the construction of a landing and the extension of the veranda from the rear of the property to meet the stairway has increased the building footprint (as indicted below) and as such I contest that the landscape area is compliant with the required development control. Has the addition to the footprint as stated above and the removal of the concrete driveway been correctly assessed as part of landscape area in relation to the overall site area?



I am submitting some drawings and photos below to support my position and provide some additional context.

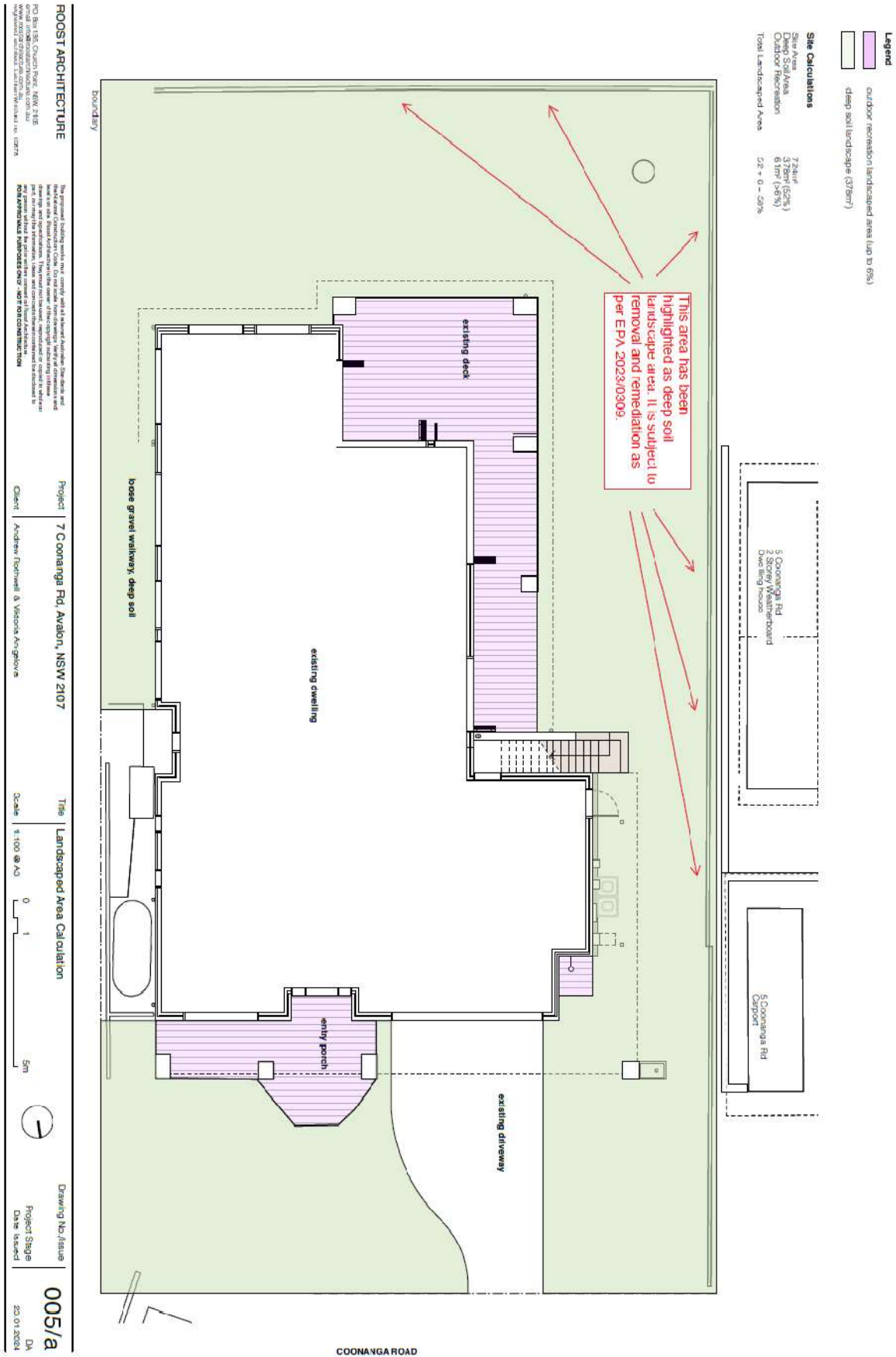
In conclusion I wish to reiterate my strongest possible objection to any approval for the proposed works and a refusal of this application should be the first and only option considered. The development will have a significantly negative impact on our property and the additional impact on our almost already non-existent privacy and amenity cannot be understated. The potential for this to become a separate structure with the increased noise, light and parking issues The relentless nature of alterations and amendments we have endured from the applicant and the disregard of required remediation work has already impacted our property. The history of this property and existing illegal works should be taken into consideration.

I am happy to discuss this further as required.

Kind Regards

Ashley Cardiff
5 Coonanga Rd Avalon Beach 2107

[REDACTED]



Drawing 1: Indication of retaining wall work area.



Photo 1: Depicting existing structure heights from street.



Photo 2: Depicting existing structure heights at boundary.



Photo 3: Picture from 1st floor bedroom.



Photo 4: Picture from front entrance area looking East.



Photo 5: Picture from pool coping looking East.