

From: "Andrew Defina" [REDACTED]
Sent: 7/10/2021 1:56 PM
To: "Council Northernbeaches Mailbox"
<Council.Northernbeaches@northernbeaches.nsw.gov.au>
Subject: DA2021/1636 - Lot 2 DP 514296 - 7 Crown Road, Queenscliff

Dear Sir/Madam

We object to the proposed development at 7 Crown Road, Queenscliff.

Non-compliance with planning controls

There is currently a substantial three level house (plus separate garage level) on the subject site.

The proposal for alterations and additions to this dwelling is in clear breach of the Council's DCP requirements with respect to:

- maximum wall height;
- maximum building height; and
- side boundary envelope.

As noted in the Statement of Environmental Effects lodged by the applicant (pg 15), the "existing dwelling has sections that are non-compliant with the 7.2m [wall height] control". It is not at all clear why the height of the house needs to be further increased, resulting in additional breaches of the DCP requirements.

Significant loss of views

These clear breaches and in particular the significantly higher roof height (1.95m higher than the existing roof), raised level of the terrace (0.6m higher than the existing terrace) and extension of the building envelope on the "Level 01 Plan" will all result in a significant loss of views from our living areas of Freshwater Beach, Freshwater Surf Life Saving Club and Freshwater Beach Reserve.

Loss of privacy

The inclusion of windows on the East Elevation to Bedroom 2 on the "Level 01 Plan" will result in a loss of privacy to our living areas and bedrooms.

We would be happy to provide any further information that Council may require and look forward to your response.

Yours faithfully

Andrew & Rachel Defina
33 Pavilion Street, Queenscliff