
From: Peter Gorian
Sent: 10/07/2023 9:26:35 PM
To: Council Northernbeaches Mailbox
Subject: Attention Planning Officer - For DA 1955 Pittwater Road MOD2022/0471

Could you please provide an update on the status of the DA changes requested. It was likely the requested changes would go before a panel for consideration at which we would have an opportunity to voice our concerns directly. We have arranged some travel in late August and need to arrange more travel interstate and overseas but want to ensure that this would not clash with any likely panel hearings.

Our concerns are substantial and have largely been previously documented in early submissions. These are primarily in regard to the bulk/scale of the incremental development modifications in particular the latest MOD2022/0471. These incremental modifications have included the addition in effect of an additional storage floor area. This was previously approved based on a written commitment by the developer at the time that there would be NO external changes to the building design. These 'storage' areas are clearly potentially habitable areas - as shown by the inclusion of windows in one of the building renditions submitted to council. They also violated the Land and Environmental ruling that the development should be constrained to 2 storeys from the front and single storey from the rear.

The latest incremental modification now includes substantial changes to the exterior of the building including height increases, roof terrace extensions etc. There are also internal rearrangements of all units which have relocated most family or living areas towards the rear of the building replacing previous solid walls (in most instances - not all) with larger windows/doors leading onto added terraces. These areas are directly visible from our property located at the rear and above the proposed development. This raises additional obvious privacy concerns. The recent privacy concerns have arisen of the newly added document Plan-GFA-Comparison dated 8/June/2023. A further review to the drawings by ourselves also seems to have highlighted a concern with the way the natural previous site ground elevations have been stated. The SE elevation appears to include a flat area at the back corner. This area was not a natural level - it appears to have taken advantage of a previously build concrete BBQ area which was significantly elevated above the natural ground level (at least 1 metre). Fortunately the developer was partially stopped from removing the retaining wall located on our property, an excavation of which should allow the correct rear boundary levels to be established. We have previously raised a concern about how these levels were defined but were assured an independent survey would not have made such an error but we now have significant doubts based on a review of the latest drawings.

Yours Sincerely

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