
Sent: 20/08/2019 4:12:53 PM
Subject: Objection to DA2019/0849

Dear Madam, Dear Sir,

I refer to DA2019/0849 as well as the objections filed by myself and a number of other owners and residents in the notification area of the proposed development previously covered by DA2019/0735 (original email below).

As an owner within the Notification Area, I continue to object the addition of a 2nd storey to this development, as per my original submission below.

I further wish to note & re-iterate for the record that:

- The applicant now seeks additional exemptions from council to contravene the FSR regulations, which is likely directly driven by his intention to erect a 2nd story at the back of the dwellings. I request that council does NOT grant this exemption on the following basis
 - principle: regulations are appropriately established in the first place to avoid such over-building and if council decides to provide exemptions for regulations, what is the point of them in the first place, and
 - the second storey the developer proposes continues to be detrimental to other residents adjacent to the development and to the community at large and if ever exemptions were to be appropriate, it is difficult to see how this should be the case for granting one
- With respect to the continued request for a 2nd storey, I re-iterate my strong objection on the grounds that it will:
 - Adversely affect, in a material way, the lighting and privacy of Lot 11 of SP20571
 - Adversely affect the lighting and privacy of Lots 14 and Lot 17 of SP20571
 - Generally negatively affect the other adjacent dwellings on the west side of the development on Dennison Street as the erection of the 2nd storey is not at all consistent with the design and character

As per my original objection below, additional conversations have taken place between residents and owners in the area, in particular in SP20571. There is now collective agreement that this matter will be pursued through courts if the proposed applicant refuses to remove the 2nd storey from the proposed development.

BCC: Lot 11 owner, Lot 14 owner, Lot 17 owner, Strata Manager

Regards
jp

From: jpgaillard@gmail.com <jpgaillard@gmail.com>
Sent: Tuesday, 30 July 2019 7:27 AM
To: council@northernbeaches.nsw.gov.au
Cc: Michelle Harvey <mharvey@cmcaust.com>; stephanie@corporatemerchandise.com.au; 'Jp Gaillard' <jpgaillard@gmail.com>; 'Bernadette power' <bernadette@stratapower.com.au>
Subject: Objection to DA2019/0735

Dear Madam, Dear Sir,

I live in the 23-31 Whistler St. complex and am the chairman of the Owners Corporation of that building. Our

north building and north facing units within that building give straight onto the proposed development of Lot 1 on Denison Road, with which we share a common boundary.

We object as a Strata, and individual complaints will be made too, to the addition within the DA for a First Floor (4.1.7).

The response provided by the applicant: "The original building envelope is not altered, and the proposed second storey is complementary and does not adversely impact the neighbouring views or solar access. This second storey addition is larger within the roof scope but will not detract from the overall form of the cottages" is inaccurate. Significant loss of privacy and sunlight will occur for units in our building:

- The ground floor unit (11) will now have people being capable of peering into it from the proposed first floor
- The mid-level unit (14) will have most of its living room and balcony view impaired
- Top-floor unit 17 will have also a loss of privacy in its living room

On the basis of the significant loss of privacy and loss of sunlight, we object to the applicants proposal for a First Floor. We are happy to pursue this matter through courts if necessary. We are also happy to make the relevant units available to council and DA teams for inspection to allow them to assess for themselves the benefit of our objections.

CC: Lot 11 owner, Lot 14 owner, Lot 17 owner, Strata Manager

Regards

jp