
Sent: 11/03/2019 1:36:19 PM

Subject: DA 0145/2019 Attention Renee Ezzy and Adam Croft

Attachments: Shoebridge-Lojek - 37 Adelaide Street Objection - 0145_2019 - Google Docs (1).pdf;

Please find a document attached objecting to the proposed development application 0145/2019 39 Adelaide St, Balgowlah Heights.

Kind regards
Krys Lojek

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Mark Shoebridge Krys Lojek
37 Adelaide Street
Balgowlah Heights
NSW 2093
10th March 2019

Adam Croft
Officer
1 Belgrave Street
Manly NSW 2095

Objection to DA 2019/0145 39 Adelaide St, Balgowlah Heights, NSW 2093

Dear Adam

We have spoken with Mark and Gina from 39 Adelaide Street and voiced our concerns. We object to the above development application on these grounds:

- Loss of view
- Size and Bulk of the building
- Floor space ratio
- Removal of trees
- Precedent for further development

The following explains these objections.

Loss of View

The 39 Adelaide Street submission for development has proposed to increase the size of the building by one level and other additions, making this a three level property from Beatrice Street where there is full street frontage. 39 Adelaide is directly positioned in front of 37 Adelaide facing west.

From the upstairs viewpoint of our house, $\frac{1}{2}$ of our window space is currently occupied by the rooftop of 39 Adelaide St. If the proposed story was to go ahead, we would **lose our entire west view including tree line and north westerly district view** over 39 Adelaide St which would be substituted to looking directly at a unsightly wall.

Using the plans as a reference this is our existing view.

Figure 1.0- Existing Site Plan 01 and Existing South Elevation

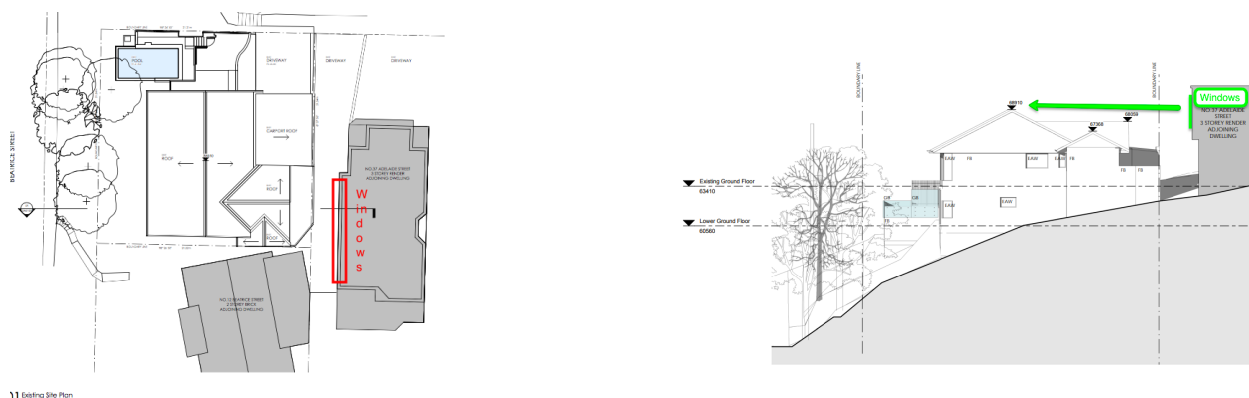


Figure 2.0 This is an existing photo looking west.

The current view would completely disappear and would be an unsightly wall. In the picture because of the distance the northerly aspect views are minimised and we encourage you to visit our property.

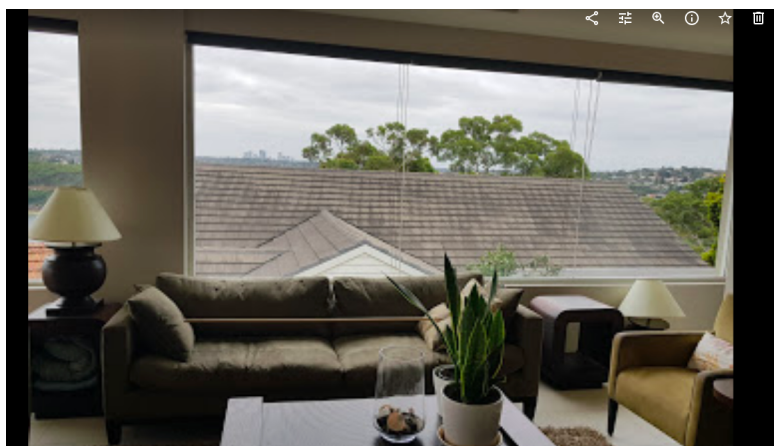
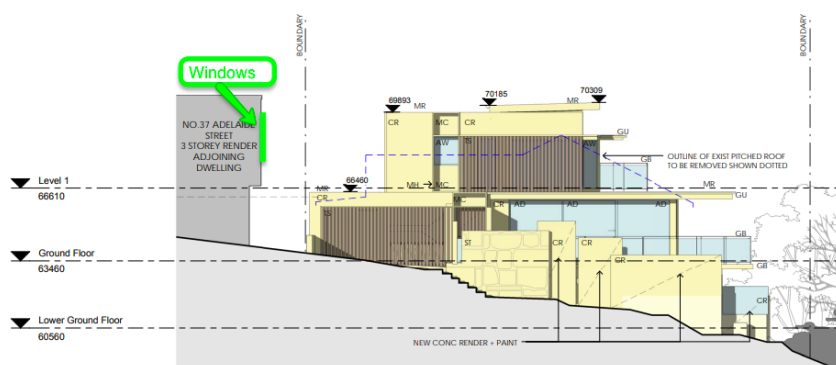


Figure 3.0 Existing North Elevation

Views to Chatswood and north would be eliminated and reduction of light into our living room.



There is also a proposed extension to the garage further removing views towards spit bridge from the north of our house.

In addition the plans include a pop up part of the roof as a design feature which will also impact our views further. This is shown as a 70309 and will increase the roof by 416 which although a small number is significant from our aspect. Many of the drawings do not include pop up addition.

For additional reference:

The submission makes reference of other properties in Adelaide Street are 3 level but they do not restrict views of other existing properties as they are set back using the contours of the land.

There are properties that are more than 2 levels on Beatrice street ie 42-44, 40 and 38 are on extensive blocks of land bordering the public school that do not obstruct views. Property no 14 and no 16 Beatrice Street are both 3 level houses, but are set lower on Beatrice street, and do not obstruct views from the one property behind. (See appendix 1).

Mark and the project manager from 39 Adelaide St have both raised the prospect of additional views across to Spit Bridge. There is a quote of “only 985mm higher than the existing proposed roof” and “it is considered that this will result in an overall improvement to the available views of 37 Adelaide St”. These assumptions are totally incorrect and not acceptable from our perspective. The proposal is not at all beneficial to the aspect and amenity of our house.

Size and Bulk

The overall size of the submission is not consistent with the neighbouring properties. It utilizes nearly all available land on the plot with a substantial loss of amenity for us at 37 Adelaide street. The building will be substantial on a smaller plot of land than others in the area and leaves minimal land available for landscaping.

From our house and especially our living room the building will be large and unsightly obstructing views and light. The shadow diagrams do not reflect the new building accurately.

Floor Space Ratio

The proposed plans are to increase the number of bedrooms to 5, with 3 bedrooms and bathrooms on the top level. The size of the block is 452.6m² meters. The increase in floor space ratio to FSR 0.64:1 which is significantly more than the allowable FSR of 0.41:1. The plans fail to accommodate the slope of the land, with the bulk of the build at the highest point of the property.

There is also a boundary wall that currently is used as a carport. It has a corrugated plastic roof at present. The plans suggest that this boundary wall will become part of an enclosed garage which is a major design feature of the house.

Figure 4.0 Carport on boundary wall



Removal of trees

The property has substantial native trees on the property which are not referenced on the diagrams.

Statement of Environmental Effects - 39 Adelaide St, Clontarf - Figure Makes reference of the removal of trees. Which were referenced initially in the first application for a pool and were to be protected. What has happened to allow this?

Precedent for further development

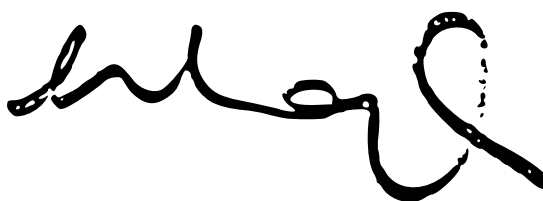
If these plans are to be approved it sets a precedent for the neighbouring 2 story property 12 Beatrice to go up and add an additional level further obstructing our views. It is likely any submission would use the fall lines of the property at 39 Adelaide street as the basis for a submission. Ultimately, this will cause a further significant loss of view and value of our property.

Conclusion

In addition to this submission we have requested a review by Tomasy Planning for their assessment.

From our perspective the development proposal seeks to maximise the benefits for 39 Adelaide Street in terms of maximising their views and restricting ours. The size and bulk of the building is also not appropriate for the size of the block. And the submission makes claims and assumptions on what our position should be, these are unsubstantiated and should be ignored. These assumptions on view and aspect do not reflect our opinion. There have been suggested sympathetic alterations to the development but this is grossly overstated and has little or no consequence when considered against the entire development proposal. We therefore object to the building proposal as it stands.

Your sincerely,



Mark Shoebridge and Krys Lojek

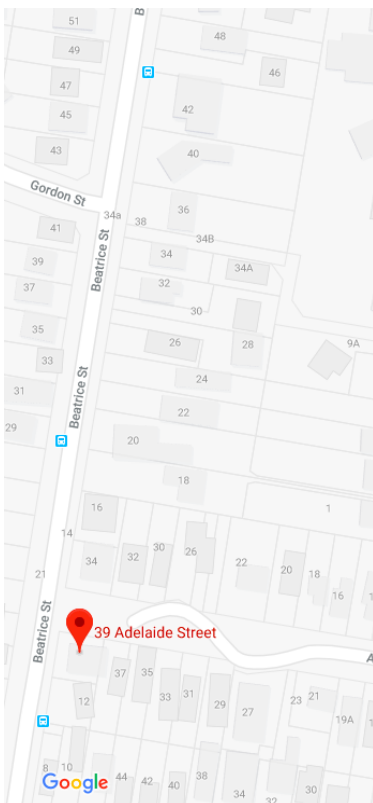
Appendix

The following are screen grabs and photos that show positions and views from our windows.



This mockup is not consistent with the plans and underestimates the dimensions and height of the new building.

Map view of properties surrounding 39 Beatrice St



Reference Calculations

Top Floor Height

- New Addition At the tallest point: $70309 - 66610 = 3,699$
- New top floor sides: $69893 - 66610 = 3,283$
- Top Floor pop up difference: $70309 - 69893 = 416$

Existing First floor $66610 - 63460 = 3,150$

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Bottom Floor $63460 - 60560 = 2,900$

There were no shadow drawings available to determine the impact of shadow onto our property from the suggested height of the build.

Many of the diagrams do not include the full height of the suggested build 70309

- 0.1 Existing East Elevation
- 0.2 Existing West Elevation