
Sent: 25/10/2022 10:53:51 AM
Subject: Submission - issues of concern with proposed development at 9 Kananook Avenue BAYVIEW
Attachments: STAMPED_MODIFIED_CONSENT_PLANS_N0199_04_-_KNICOL_PTY_LTD.pdf; First Floor Plan Mark-Up.pdf;

Application No. DA2022/1586

Address: Lot 31 DP 11423 9 Kananook Avenue BAYVIEW

We would like to identify the following areas of concern for 7 Kananook Avenue.

1. Proximity to the common side boundary

The proposed reduced setback and 'squaring up' of the first floor balcony causes concerns with perceived visual dominance, visual privacy and acoustic privacy.

The proposed development will increase the visual dominance of the dwelling, with three storeys of development within 1m from the common side boundary and the single storey portion of our house.

This adversely impacts the amenity of our dwelling and the development potential of our comparably undeveloped site.

In addition, the ground floor works are in breach the building envelope control and take away from the articulation along the common side boundary.

2. Upper floor orientation changes

The existing splays appear to be responsive to the provisions of clauses C1.5 Visual Privacy and C1.7 Private Open Space of the DCP which prescribe that elevated areas of open space should be located/orientated to the front and rear of properties and designed to limit overlooking of adjoining dwellings. Notably, the configuration of the existing first floor deck reduces the usability of the parts of the deck that are in closest proximity to our property, with the more usable area located in closer proximity to the living room towards the centre of the site.

This orientation is altered by the proposed reconfiguration of the deck, with the more usable space being the area immediately adjacent to the common boundary.

Whilst we appreciate the availability of views in the north-easterly direction, these views should not be to the detriment of our amenity or compromise our ability to develop our property in the future, particularly when the works are at odds with the provisions of the DCP.

The proposed works to the upper floor balcony appear to be in breach of the following controls:

- C1.5 Visual Privacy
- C1.8 Private Open Space
- D4.8 Building Envelope

3. The extent of the proposed works (and resulting impact to 7 Kananook Avenue) has been misrepresented

As shown in the Survey by C&A Surveyors that accompanies the application and the aerial image (which I have attached), the upper floor balcony has a splay at the northern corner and is set back further from the common side boundary compared to the level below. As such, the extent of the new works in immediate proximity to our

dwelling at 7 Kananook Avenue is misrepresented.

The Existing First Floor Plan and the Demolition First Floor Plan incorrectly identify the footprint of the existing upper floor deck.

As the Proposed First Floor Plan is superimposed on the Survey, the outline of the upper balcony is visible on the plans. The approximate outline of the existing first floor balcony is highlighted in green on the attached marked-up plan, with the area in yellow being the portion of the deck that we believe should be identified as proposed new works. This also translates to the elevations and sections which are also inconsistent in this regard.

4. Water management

We note there are ongoing issues with water management at 9 Kananook Avenue and we are concerned that the existing proposal does not address these issues as well as water management after the development.

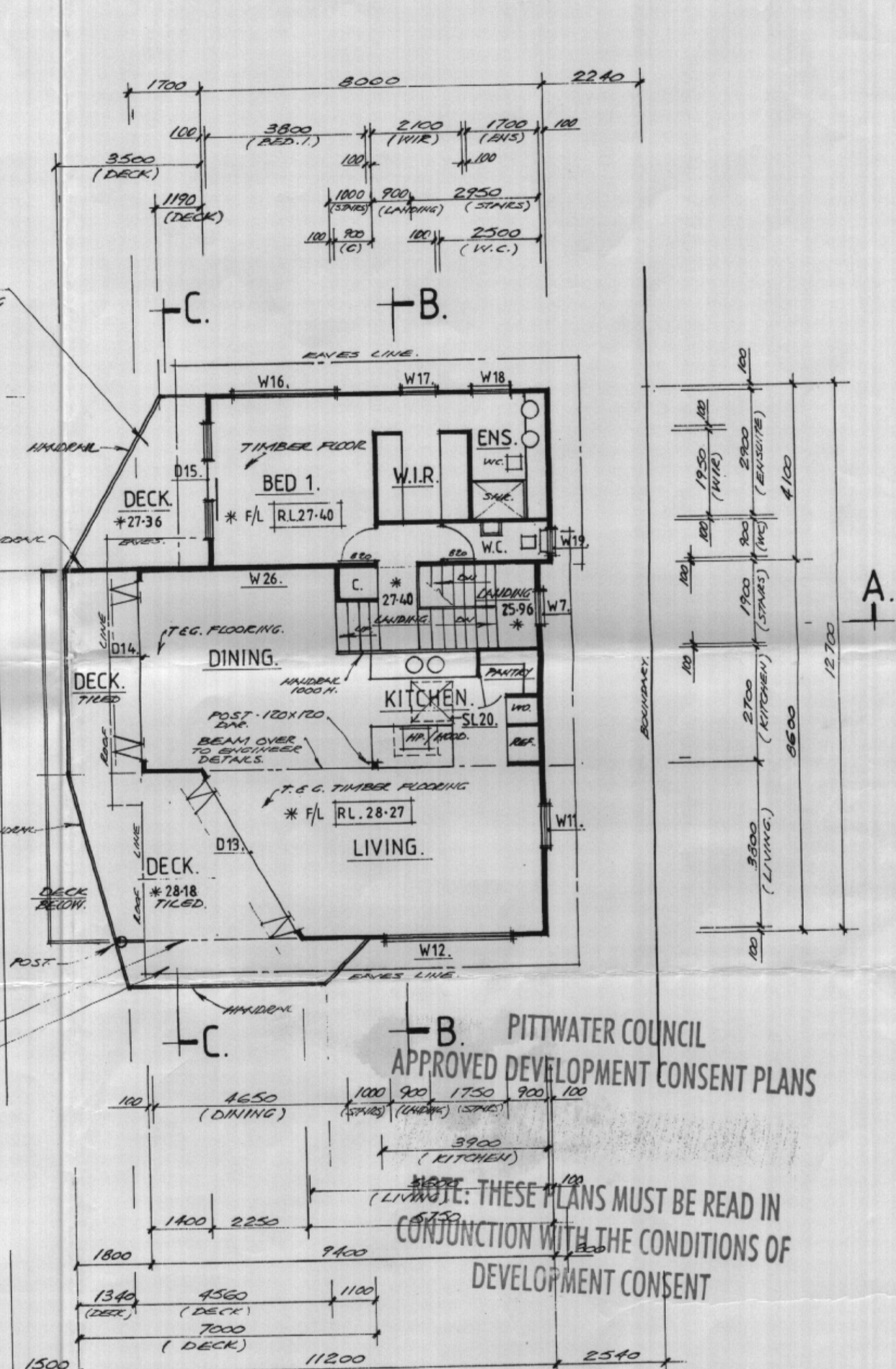
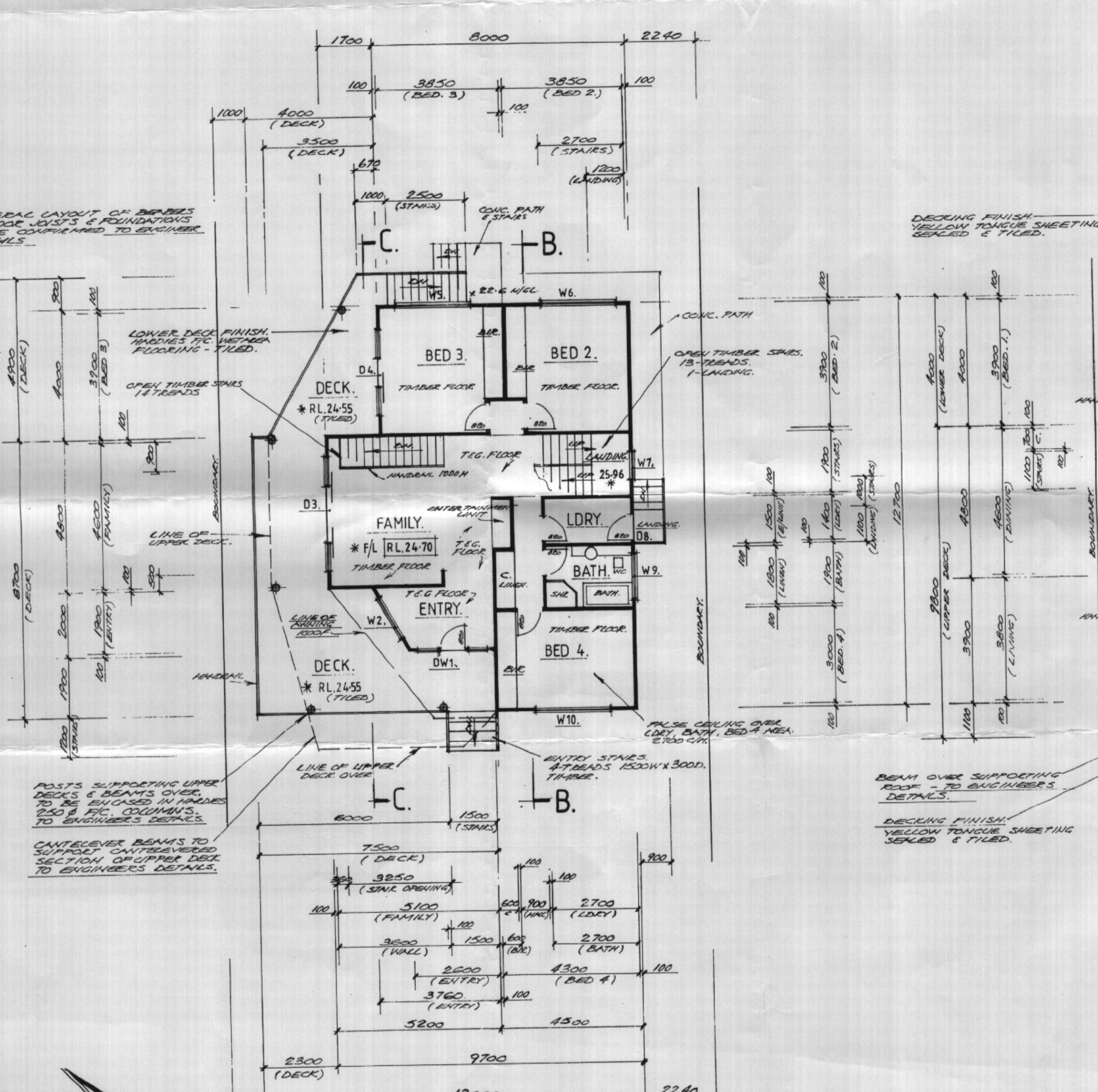
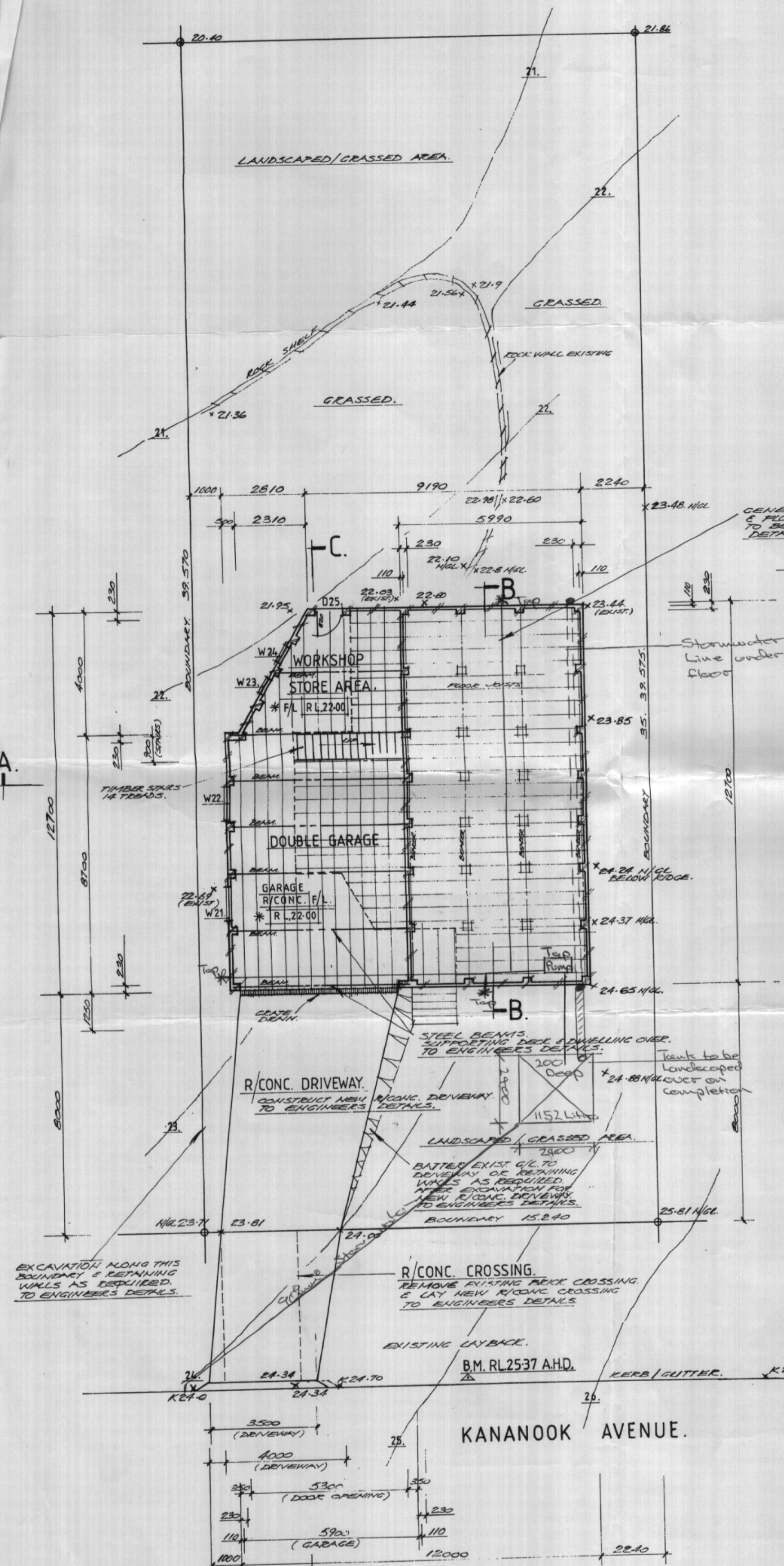
Regards

Greg Kaye & Kylie Crellin

SITE DETAILS:	
SITE AREA 602.7 M ²	
SITE COVER:	
EXISTING (TO BE DEMOLISHED)	
DWELLING	87.1
CARPORT	18.0
DRIVEWAY	18.0
CONC. PATHS	8.1
EXISTING TOTAL	131.2 M ² (21.8%)
PROPOSED	
DWELLING	146.7
DRIVEWAY	37.0
EXTERNAL STAIRS	8.4
PROPOSED TOTAL	192.1 M ² (31.9%)
ADDITIONAL AREAS	
ALLOWABLE IN 5% OF SITE AREA	
CONC. PATHS 11.6 M ² (2%)	

WINDOW SCHEDULE:			
* ALL WINDOWS & DOORS TO BE PAINTED ALUMINUM WEATHER SEALS TO BE FITTED TO ALL WINDOWS & DOOR.			
* ALL SIZES ARE NOMINAL SIZES ONLY & TO BE SURE CHECKED.			
Nº	LOCATION	TYPE	SIZE (H x W)
DW1	ENTRY	HINGED DOOR + 2 SIDE WINDOWS	2100 x 2200
DW2	ENTRY	D/HUNG WINDOW	2100 x 1500
D3	FAMILY	SLIDING DOOR WITH 600MM FIBRE GLASS DOOR	2100 x 3000
D4	BED 3	"	2100 x 2700
D5	BED 2	SLIDING WINDOW	1200 x 2400
D6	BED 1	"	1200 x 2400
D7	STAIRS	LOUVERED WINDOW - AUTO	1800 x 1000
D8	LAUNDRY	GLAZED HINGED DOOR	2100 x 800
D9	BATH	SLIDING WINDOW	600 x 1500
D10	BED 4	"	1200 x 2400

Nº	LOCATION	TYPE	SIZE (H x W)
D11	LIVING	LOUVERED WINDOW	1800 x 900
D12	LIVING	SLIDING WINDOW	1800 x 3000
D13	DINING	B/H FOLD DOORS - 2 x 3 LEAF SECTIONS - 2000 DOOR 700W	2100 x 4200
D14	DINING	B/H FOLD DOORS - 2 x 3 LEAF SECTIONS - 2000 DOOR 700W	2100 x 4200
D15	BED 1	SLIDING DOOR	2100 x 2700
D16	BED 1	SLIDING WINDOW	1800 x 2400
D17	W.I. ROBE	D/HUNG WINDOW	1800 x 900
D18	W.I. ROBE	D/HUNG WINDOW (O.B.S.C.)	1800 x 900
D19	W.I. C.	D/HUNG WINDOW (O.B.S.C.)	1800 x 600
D20	KITCHEN	SKYLIGHT - VENTED 300MM 300W	1000 x 1000
D21	GARAGE	SLIDING WINDOW	1000 x 1000
D22	"	"	1000 x 600
D23	WORKSHOP AREA	"	1000 x 600
D24	W.I. C.	HINGED DOOR	2100 x 800
D25	DINING & STAIR AREA	5 - FIXED 41" LIGHT WINDOWS 300W x 1450W (EA)	



NOTES:

- EXISTING DWELLING TO BE DEMOLISHED.
- REFER SURVEYOR DRWG. FOR EXISTING SITE DETAILS & ADJOINING PROPERTIES.
- DRWG. Nº 24-0125/2 - ELEVATIONS - SECTIONS.
- DRWG. Nº 24-0125/3 - SHADOW DRAWING.

DRAWING	SITE PLAN - FLOOR PLANS.	DRAWN - WENIGHT	SCALE - 1:100	HOME PLANS & DESIGNS Designs for New Homes & Additions	
PROJECT	PROPOSED RESIDENCE, 9 KANANOOK AVENUE, BAYVIEW.	DATE	JAN' 06	KMOL PTY. LTD. P.O. BOX 470 BROOKVALE 2100 TEL. (02) 9582 7404	
CLIENT	Mr/Mrs. J. BRUNKER.	DRWG. Nº	24-0125/1		
		SHEET	1 of 3		
		ISSUE			

DRAINAGE CONCEPT PLANS

