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**Sent:** 23/08/2021 3:15:51 PM  
**Subject:** D A... 2021/ 1032  
**Attachments:** 20210820\_081635.jpg; 20210820\_081611.jpg;

Attention ..Tom Prosser planner..re 8 delecta ave  
Mackay..owners of 6 delecta.ave  
Dear Tom

Tom... I would like you to appreciate that I have tried to liaise with our new incoming neighbour by letter with no response..... I spoke to the Architects for number 8.. Rama ..Thomas and Daniel at their office face to face twice and additionally by phone 3 or 4 times to appeal to them to reduce the size and bulk of their design ...as it would have a massive .Impact..on number 6 Thomas did say he had to take instructions from his owner.. Mr David.Nolan The last most recent phone call with Daniel from Rama...on Thursday 12 August he indicated that Rama wants council to determine the impact and effect the proposal has on number 6 and surrounding lots.

He said that the new wall area of brickwork is of similar size in square metreage to what we see at present and his proposal will have little or no effect... that is greater on number 6.. However we calculated the close approximate of the existing brick square metre area to be 69.73 square metres

ie house side wall facing number 6 + garage brickwork visible to number 6..is 69.73 sq mts  
The new proposal side elevations showing a bank of rendered bricks WHICH..will be 32.889 metres long by 4.43m high approximately..... which relates to an area of 145.91 square metres of rendered brickwork supposedly camouflaged with pig face planting on the outside facing our front entrance..

This is a much larger impact on number 6s... light and ambience let alone the huge increase in bulk.

My wife and I did invite Rama architects to come inside our home so they could first see and understand the implications and impact of their design on number 6.

Thomas from Rama came into our kitchen and I'm sure he was able to comprehend the size of their proposal from the otherside of the fence standing atJudy's kitchen sink window. I did say to him you are pushing the limits and causing a Severe detrimental affect on us and our home., Fairly he could not comment We are still hoping they will reconsider their idea and possibly remove the 50 year old front house like we did as it encroaches by 13 sq metres on the front foresure building line ...Beachside...

Design a better suited home for us and the many thousands of the public who visit Clareville Main Beach to enjoy the large public Reserve Area.

My question to council is please insist on complete compliance with 2021 rules for building on this sensitive zone that Council have control over ..

This was established for the protection of the Public ,other land holders...rare and endangered birds ,possums ,parrots who live in these trees surrounding number 8.

We are very concerned about the Beach Reserve to be used SOLEY in the future for our children and others in our Local community.

So Please take a look at the overflow water damage to the reserve front..THIS must be addressed by councils existing policy of Compulsory large retention tanks to prevent further soil removal...see photos the root exposure is not from Pittwater [itself.it](https://www.itsself.it/)'s overflow off much larger roofs.

Tom can you explain to us councils view to increasing the size of older dwellings with existing use rights particularly when they are forward of your scenic foreshore protection building line.The areas of encroachment over the Northwest building line should be rectified... The building footprint encroaches..the Public Space some 12.55 square metres...Further the existing a hard Paved Terrace 19.55 sq meters approx and is built entirely out side the Building

Line.

In this case number 8 is a good example where Council can implement it's policy objectives for the future outlook from Pittwater.. by moving all the old dwellings back as they change ownership and rebuild to a 2021 building standards as the years unfold. This particular dwelling is encroaching at least 12.55 square metres on to our public Reserve space at present with no drawings of the alterations of the front facade and balcony on this very small 630 square metre lot.

When New owners take up residences with existing out- dated rights it's a proper time for Council to implement it's Statutory Authority.

Please remember..septic toilets onto the reserve..pump out..upgrade.now to.main sewerage..all council requirements for public health, soil erosion.beach erosion..and of course many other e.g.s of 2021 building standards.that are not negotiable and and not able to be Refused by incoming New Owner...if council so Directs.

We ..as long time residents of Clareville ask for

Councils help and [support.to](#) Halt this type of

Development adjacent to ourselves as its far to close to our boundary..in this instance ..over shadowing our home..by Apparently another weekender use Resident..or future B..and.

B..Bussiness.

My wife and i would appreciate a written reply from

Yourself to all points I have out..and in time..understanding Covid restrictions... a meeting with yourself on site.

BP and J A Mackay

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