
Sent: 29/07/2021 11:56:31 AM
Subject: NOTICE OF PROPOSED DEVELOPMENT DA2021/1059

Dear Alex Keller

NOTICE OF PROPOSED DEVELOPMENT DA2021/1059 at 56 Peronne Avenue, Clontarf

We are the owners and residents of 2A Russell Street, Clontarf which shares the north western boundary with the proposed development.

Context

We are increasingly concerned with the approval of development applications in our local area. On our other boundary, the huge development at 60 Peronne Avenue (Modification of Development Consent (DA2019/1457) as referred to Mod2020/094) was approved by the Northern Beaches Council despite its significant bulk and scale. We note that it significantly exceeds metrics for:

- Floor Space Ratio by 54.8%
- Height by 18.8%.

The construction of this property, and the erection of a 40 metre crane over our property, has ongoing impacts on our health, wellbeing and amenity to enjoy our property that was built by our family over 60 years ago. Therefore, we feel it is important to put on the record our current position on the proposed development at 56 Peronne Avenue, particularly if there are future modifications that may impact us.

Observations

Firstly, we greatly appreciate the fact that the owners of the proposed development provided us with the opportunity to review the proposed plans prior to submitting them with Northern Beaches Council. This is an appropriate step for neighbours to take to ensure ongoing good relationships and one that should be encouraged by Council.

Secondly, our observations on the proposed development are as follows:

1. The **proposed pool** together with the **new inclinor stop** (at ground level) in the north/west area of the property is directly alongside our home and will contribute to higher noise levels. We would appreciate a high dividing fence, in addition to vegetation, be erected between the properties to ensure privacy and amenity is maintained. We have requested this directly of the owners of the property who are considering this request.
2. The **new windows on the lower level** (Ground floor) on our side are below the level of our land, therefore we confirm are not of concern to us.
3. The existing front curved open terrace is to be demolished and replaced with **two new terraces on the ground floor and first floor**. While the terraces are a little narrower than the existing curved terrace, they now extend across the full width of the property rather than curving into the centre. The first floor terrace is slightly less in its width but extends further across the front of the dwelling towards our boundary. To ensure that privacy and amenity is maintained in our pool area, we would appreciate if the wall cladding on the north western end of the first floor terrace is extended out to create a privacy screen.
4. The existing **upper level** of the primary dwelling is extended forward together with a terrace extension. This terrace looks directly over our pool area at the north western end. Again, to ensure that privacy and amenity is maintained in our pool area, it is important that the north western end of the terrace has a sufficient privacy screen to ensure that people cannot look directly down into our pool area. We note the wall cladding at this end of the terrace extends out

somewhat, but not the full extent of the terrace. Therefore we would appreciate a stainless steel privacy screen with climbing plants be added to the north western end of the terrace, to match with the treatment at the south eastern elevation of the terrace.

5. A modern **new roof section** replaces the existing roof across the Peronne Avenue front. It is lower in height overall, however breaches the height at the front as is noted by the Statement of Environmental Effects.

Requests

We request as conditions of any DA approval:

1. A copy of a dilapidation report on our property prior to the commencement of construction
2. Compliance with all dust and noise control limitations
3. Protective sheeting erected between our properties for the duration of the construction.

We thank you for your consideration of these matters, and again reiterate that we are appreciative of the efforts of our neighbours to discuss these matters with us prior to the DA being submitted.

Best regards

Carla Heindl, Sabiene Heindl and Manfred Fahr
2a Russell Street, Clontarf NSW 2093