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**Sent:** 25/01/2019 9:42:58 PM  
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25/01/2019

MR Adrian WEBB  
- 2 Georgina AVE  
ELANORA HEIGHTS NSW 2101  
adrian@kodiakgroup.com.au

**RE: DA2018/1890 - 51 Elanora Road ELANORA HEIGHTS NSW 2101**

24/01/19  
S & A Webb  
2 Georgina Ave  
Elanora Heights NSW 2101

Reference: DA2018/1890 - 51 Elanora Road ELANORA HEIGHTS NSW 2101

We have a few concerns we'd like to put forward regarding both the alterations to the existing building and the proposed subdivision.

1. The proposed subdivision is less than the minimum allowable lot size. This minimum lot size development control is in place to avoid any unacceptable impact on neighbouring properties or the surrounding natural environment. This proposed DA is affecting approximately 6 properties in near proximity. It would also set a negative precedent for future subdivisions in the community that are less than minimum size.
2. The extra level proposed on the existing building will create a third story looking down into the East neighbouring properties (on Georgina Avenue). This will negatively impact privacy.
3. The deck proposed is quite large and due to the slope of the land, it will create a large entertaining space that will run the depth of the proposed property (site area 51) and look into our home and backyard. This will negatively impact our privacy. The current privacy screen/s in the plans appear to only partially provide screening.
4. Due to the slope of the land, we're concerned about run-off down into our property that would be triggered by the considerable increase in hard-surface area from the proposed DA. This would impact all properties on the Eastern boundary.
5. The shadow diagram plans show a large part of our back yard and neighbours yard to be in constant shade due to the additions proposed to the existing dwelling. We will lose solar access. Combined with the additional run-off, we believe it will create drainage issues on both our property and neighbouring properties (particularly during winter months).
6. Parking proposed may not adequate for the size/scale of the development proposed, especially with the limited street parking already tested by surrounding bus zones, businesses and school.
7. We are also worried about the fencing structure along the Eastern boundary being suitable to contain any vehicle which was to inadvertently make contact with the fence. The entire

length of our back yard will have a driveway along it. Both No. 1 and No. 3 (partially) Georgina Avenue, will have the same issue. We would want to ensure this structure is fit for purpose should the proposed sub division go through and the area is accommodating vehicular traffic and an adequate (safe) turning circle.

Thanks for your time  
S & A Webb