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**Sent:** 9/09/2019 10:55:27 AM  
**Subject:** Notice of Objection to DA2019/0883  
**Attachments:** Notice of Objection 2A Ruskin .docx;

Please find attached,

Yours sincerely

Adrian Boddy and Traudi Line

**Notice of Objection:**

**Northern Beaches Council**

**Re Application# DA2019/0883**

**Lot 1 DP 22361 2A Ruskin Rowe Avalon Beach** — in response to Council's letter of 28 august 2019

Thank you for the opportunity to view external plans and drawings re the above DA.

We wish to express concern about the loss of privacy across our boundary; specifically between our deck/courtyard and main bedroom — and the volume illustrated by drawings: 1727 DA 03 and 06: titled 'Guest Beds Elevation North'

We have measured the relationship between our existing and the proposed buildings at 2A Ruskin Rowe (see drawing below).

This section illustrates the cone of vision (in pink) from any of the five full height glass windows and the access breezeway. The existing common fence affords no effective visual barrier between the two properties.

Our ten-year old lilly pilly hedge should NOT be regarded as a privacy screen to the new work — it is thin, in poor health, and may need replacing. Architecture should never rely on plant material.

We have further concerns about the actual use of the space between the guest bed wing and the boundary fence. The site plan suggests a 'generic' line of shrubs and small trees (as there is no landscape plan for this space) — and these diagrammatic plants are absent in the elevation. Closer examination of this elevation reveals five sliding glass doors opening to?... the natural ground level which is 1.165 metres below the new floor level?

This is neither safe nor plausible. Is a future deck planned here?

Further: this 'north' elevation really has a major west component.

Perhaps this fenestration requires a revision for: ventilation, sun shading, safety AND privacy.

From our perspective:

We presently enjoy a seventy square metre partly-covered deck that is the physical and social focus of our home.

The living room, kitchen and main bedroom spaces look, and are directly accessible to it. Family and guests gather here.

It goes without saying that the privacy that this **outdoor room** presently affords us will be significantly disturbed should this current scheme go ahead.

We welcome council and the project's architect visiting us to experience the quality of life we have attempted to describe.

We are also confident that with some thoughtful alterations to the matters raised, neighborly harmony will continue to be enjoyed.

Yours sincerely

Adrian Boddy and Traudi Line, 97 Avalon Parade.  
(September 8<sup>th</sup>, 2019)

