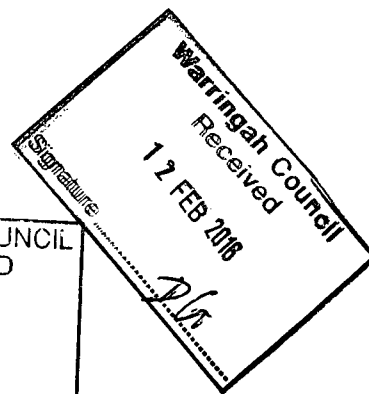
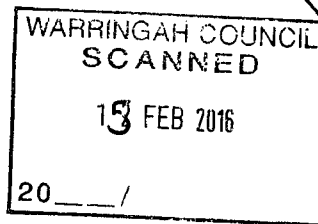


Submission Re:

MeritonDevelopment Application (DA2016/0042)

'Meriton deed of Amendment PEX2015/0006'

Craig Mott
Unit 9 / 23 Howard Avenue
Dee Why NSW 2099
(SP 87279)
Ph: 0425 204 303



The documents available on Council's Website do not comply with DA requirements (including the Council's published DA application form) and are insufficient for me to be able to determine what impact the development will have on my property.

I need the missing information to enable me to make a submission on the current proposed amendments to the DA.

1. Survey Plan

The DA must include a Survey plan that shows:

Location/position of all buildings/structures on adjoining land (showing street number and street address), floor levels, window levels and locations, and ridge heights of those buildings or structures at the boundary.

This is not on the Council Website – **please provide me, as a matter of urgency, with a copy of a Survey plan that contains this information.** It should also be made available on Council's Website.

2. Site Analysis Plan

The DA must include a Site Analysis Plan that shows:

Location and dimensional distances of the new and existing buildings in relation to site boundaries

...

Views and solar access enjoyed by adjacent residents

Location of any adjoining owner windows facing your development, particularly those within 9m of the site abutting secluded private open space

This is not on the Council Website – **please provide me, as a matter of urgency, with a copy of a Site Analysis Plan that contains this information.** It should also be made available on Council's Website.

3. Shadow Diagrams

The DA must include a Shadow Diagram that includes:

Elevated shadow diagrams are required for all residential housing which will be over shadowed. This is to include extent of windows to be over shadowed and the use of those rooms

This is not on the Council Website – **please provide me, as a matter of urgency, with a copy of a Shadow Diagram Plan that contains this information.** It should also be made available on Council's Website.

4. Model

The DA requires a Model that:

Indicate[s] the relationship of the proposal to adjoining development and topographical features.

The picture of the Model on Council Website does not do this – please provide me, as a matter of urgency, with a picture of a Model that shows this information or let me know where I can inspect a Model that shows this information. A picture of a Model that shows this information should also be made available on Council's Website.

5. Montage

The DA requires a Montage that:

...

show[s] the key contextual streetscape, and neighbourhood settings of the proposed development and other relevant images, such as impacts on critical/sensitive views from both the public and private domain. The montages are to be generated from a survey - accurate and detailed 3-dimensional computer model of the proposed development.

This is not on the Council Website – please provide me, as a matter of urgency, with a copy of a Montage that contains this information. It should also be made available on Council's Website.

6. Statement of Environmental Effects (SEE)

The SEE must include:

...

a written statement which demonstrates the applicant has considered the impact of the proposed development on the natural and built environments, both during and after construction, and the proposed methods of mitigating any adverse effects.

...

How the privacy, daylight, solar access and views of other dwellings will be affected, i.e. do they overlook or overshadow each other

...

Anticipated impact of noise levels to the site locality

This is not on the Council Website – please provide me, as a matter of urgency, with a copy of an SEE that contains this information. It should also be made available on Council's Website.

Note also that the SEE has a factual error in section 4.6.11 Visual Access where it states:

There are no developments of any significant height within the vicinity that would have access to distant views across the site.

My unit and all the units on the west side of this building currently have access to distant views across this site which will be completely blocked by this development. I can provide photographic evidence to support this if required. Please ensure that the updated SEE addresses this.

7. Landscape plan

The Landscape plan shows the inclusion of a tree (Landscape Plan Level 2 - East) overlapping the boundary of our Unit block. According to the planting schedule, the tree grows to 10m high x 8m wide. The Landscape Plan does not show our Unit block, so we cannot assess how this tree will impact our property.

Please provide me, as a matter of urgency, with the location of this tree with respect to our building and the amount of overhang. This information should also be made available on Council's Website.

It goes without saying that in light of the above, Council could not lawfully approve the current amended DA.

If any of the issues set out above applied to the approved version of the DA then Council could not have lawfully approved that DA either.

I look forward to hearing from you.



Craig Mott
Owner of Unit 9, SP 87279

0425204303

Warringah Council

Meriton Deed of Amendment PEX2015/0006

Development Application DA2016/0092

725 Pittwater Rd

DEE WHY 2099

2099

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