
Sent: 6/04/2021 9:30:17 AM
Subject: Online Submission

06/04/2021

MRS Sara Bowtell
- 69 Binalong AVE
Allambie Heights NSW 2100
sarabowtell@hotmail.com

RE: DA2020/1691 - 4 Southern Cross Way ALLAMBIE HEIGHTS NSW 2100

Regarding: Development Application DA2020/1691
4 Southern Cross Way, Allambie Heights, NSW 2100.

Dear Mr Burns,

We are writing to object to the development application DA2020/1691.

We have gone through the plans of the proposed development to be constructed behind our property.

Our main concerns are as follows:

1. The primary dwelling of the development is a large scale three-storey building, which to my understanding for the R2 zoning is not an appropriate development and should be a maximum of two storeys.
2. The height of the primary dwelling is misrepresented from the incorrect datum and the 8.5-metre height of this dwelling is ambiguously shown from the pre-excavation ground level, not revised to the bottom of the post-excavation ground level. Hence the dwelling appears to exceed 10 metres in height, which far exceeds the allowed regulations.
3. The additional dwellings:
 - a. The second and third dwelling drawings do not show a full representation of their impact and position to all the boundary fences. The drawings do not seem to include overall heights and most noticeably how the dwellings will be positioned against and impact the rear boundary fence.
 - b. It includes two additional dwellings, one listed as a granny flat and one as a home office. It will be very easy for the third dwelling, "home office", to be adapted to another studio flat, as it includes plumbing that can be extended to use for a kitchen and shower room. It seems like this home office is a misrepresentation that could easily have been included in the primary dwelling, therefore making this an attempt to create a secondary studio flat as soon as approval has been granted, to by-pass the "system".
 - c. They have not complied with the rule of one secondary dwelling and therefore with the addition of an "office" have clearly exceeded the allowed footprint of a secondary dwelling at well over 60sq/m.

With regards,