



Mr SA Cohen
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Wednesday, 28 February 2018

NORTHERN BEACHES COUNCIL
Development Assessment
1 Park St
MONA VALE NSW 2103

Re: MOD2018/0050 (N0316/14), 22 Sunnyridge Place Bayview NSW 2104

Mr Halliwell,

3 issues of concern regarding the proposed modifications to the original DA N0316/14:

1. Privacy Concerns

South West Elevation shows height of bathroom window increased, this is not reported in Statement of Effects, nor any privacy issues this modification has created raised in the Statement of Effects.

The development has created a privacy concern due to the new height of the property and the angle at which it sits in relation to 20 Sunnyridge Pl.

The increased size of the louvered window creates a direct line of sight into the bathroom from ALL front windows of 20 Sunnyridge Place, at any window opening angle. My children and visitors can view everything in the bathroom as soon as the windows are opened. As the bulk of the property blocks all other views and no landscaping has been implemented, as soon as the window is opened, a persons eyes are naturally drawn to the movement in the bathroom.

I invite council for a site visit and viewing into the opened window from 20 Sunnyridge. We recommend installation of external fixed structure to stop direct line of sight views into the bathroom from our main living areas, kitchen, all 3 bedroom, rear deck, hallway and garden areas.

Should council accept the new modification 'as is' we remind both council and the owners this is clear acceptance of direct views into the property and no claim by 22 Sunnyridge for privacy concerns may be made against 20 Sunnyridge in the future. This would set an alarming precedent by council for privacy concerns.

2. Failure to implement landscaping as directed on original DA consent

No landscaping has been installed along the South West of the property as per Section B Point 8 of the Development Consent N0316/14:

'Landscaping is to be implemented in accordance with the approved Landscape Plan numbered 165411, dated 23/062014 and drawn by J.D Evans and Company Pty Ltd. The new landscaping is to be approved as completed by the accredited certifier upon issue of the Occupation Certificate unless further conditions regarding the completion timeframe are imposed. This landscaping is to then be maintained for the life of the development.'

Council incorporated the landscaping requirements as a measure to reduce the visual bulk of the development and increase privacy. Should landscaping not have been incorporated, the original DA would have been rejected by council on these grounds.

A concrete hard surfaced area has been installed which does not meet councils consent conditions.

We note there is no listing of this failure in the Statement of Effects, which continues to make the assumption 'There will no effect upon adjoining properties due to the modifications'.

3. Landscape Calculation Plan

The applicants drawing does not include either the hard surfaced stairs and pathway at the front of the property or the rear deck area. The plan does not specify if the newly installed hard surfaced areas beside the property are included in the calculations. We feel the plan and subsequent calculations are inaccurate.

With the landscaped area of the property considerably below councils guides prior to this correction, we request this matter be given your attention and a suitable revision of the Landscape Calculation Plan be made available with professionally verified percentages.

Failure to implement landscaping and concreting both sides of the property were elements of the original plans or consent. We will accept any determination by council as a precedent and ruling on the new allowed percentage for Sunnyridge PI and the surrounding area.

We look forward to your consideration and response to the above matters. Please do not hesitate to contact me to arrange a site visit.

Yours sincerely



Mr Simon A. Cohen