
From: Jessop, Chris
Sent: 12/04/2022 9:23:26 AM
To: Council Northernbeaches Mailbox
Subject: Submission DA 2021/2554 [SEC=UNOFFICIAL]

UNOFFICIAL

Dear Ms Surtees,

Thank you for your time and consideration of this submission.

I would like to highlight some areas of concern with the proposed DA 2021/2554 of 39 Heathcliff Crescent, Balgowlah Heights, NSW 2093.

I recognise a period of time has lapsed since this DA was lodged. However, it has only recently been brought to my attention that the third storey of 39 Heathcliff Crescent was reportedly initially constructed illegally. Whilst I am unable to prove this, I seek reassurance that all due legal processes are followed, that the DA process is fair and in the event the DA is approved it complies with the local DCP.

I have recently completed a DA 2020/0865 for our property 41 Heathcliff Crescent; we are the southern neighbour of 39 Heathcliff Crescent. We endeavoured to minimise the impact on all our neighbours including number 39 and were respectful of the Council's rules and regulations. For example, we ensured the front and rear setbacks of our new home did not exceed the front and rear setbacks of the old house. During the planning phase we made the decision not to apply to build above the maximum height allowed in accordance with DCP so we would not affect our neighbours' outlook and privacy, and to maintain the appearance and character of the street.

My area of concern to highlight is the addition of a third-storey master bedroom which I believe will exceed the DCP requirements of a two-storey zone. This will significantly change the streetscape as it is out of context of the other two-storey homes in Heathcliff Crescent. It will loom over the street and look disproportionately taller than all the other surrounding two-storey homes. In addition, this room is being proposed as a master bedroom which will have higher traffic compared to an infrequently used "observation deck". Its elevation above a reasonable roof height will intrude on the privacy of my home and backyard.

Again, we apologise for the delay in this submission and hope you will consider it with the same fairness that submissions were accepted for our own DA outside of the notification period.

We have now read the submission made by the residents of 37 Heathcliff Crescent highlighting similar concerns and concur with their submission.

Yours sincerely,

Chris Jessop and Anthoulla Mohamudally.

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