
Sent: 21/07/2019 4:41:37 PM
Subject: Online Submission

21/07/2019

MRS Colleen Tobler
9 Cooper CL
BEACON HILL NSW 2100
toblercolleen@optusnet.com.au

RE: DA2019/0695 - 15 Cooper Close BEACON HILL NSW 2100

21 July 2019

I am lodging an objection to the DA2019/0695 submitted for 15 Cooper Close, Beacon Hill for the following reasons.

1.The DA states that "The proposed additions have been designed in accordance with Northern Beaches council's requirements". I disagree. The LEP states that we have a height limit of 8.5 meters. The highest point of the roof proposed is above 8.5 meters.

2.DA states the "Design Guidelines. The existing streetscape is a typical residential streetscape. The surrounding properties are residential buildings and typical residences with some new additions done. The proposed additions are to the third floor of the existing property". I disagree. The DCP states (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development, (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments, (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.

The Streetscape of Cooper Close are residential properties with varying slopes of land and are 2 storeys however all buildings are an average of 5.5 meters in height which contributes to the fluid visual view of the rooflines on the existing properties. This addition will interrupt the fluid roof line flow especially when viewing the street from the top of Eltham Street and Eltham Reserve where it will appear totally out of character with the rest of the properties viewed from this point and decrease the aesthetic appearance of the street.

3.DA states "There are minimal effects to adjoining neighbours". I disagree. The DCP states (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access, With a height of above 8.5 meters the effects on the surrounding properties will be the major contributor to loss of light, sun and heat from the east and North to the residences on the west and south of the proposed addition. This will have the same devastating effect on the properties to the east by blocking the western afternoon sun, heat and light. This will increase heating and lighting costs and increase the chance of mould establishing due to lack of sunlight, heat and light. The height will be an invasion of the privacy of the surrounding properties.

4.The DA states that "This proposal does not affect the existing views of the adjoining neighbours". I disagree. The DCP states (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access, D7 Views Objectives • To allow for the reasonable sharing of views. 15 Cooper Close stands across from Eltham Reserve therefor their existing views which are extensive, can not be built out. An additional storey to the existing 2 storeys will not allow reasonable sharing of views. This will monopolise their views unfairly over other properties in Cooper Close and Princess May Street.

To date, the residents of Cooper Close have lived collaboratively and cohesively together for many years and are mindful and considerate of their neighbours not only in daily living but also

in changes and modifications to their properties.

This addition will provide visual bulk to the streetscape and be out of character with the rest of the Cooper Close. I ask that this application be rejected and limited to 2 storeys.