
Sent: 31/03/2020 10:49:21 AM

Subject: Proposed Development DA2020_0252 Lot 350 DP 12316 48 Abingdon Street

Attachments: 48 Abingdon.pdf;

Attention Mr Maxwell Duncan,

Please find attached my response to your letter dated 18 March 2020.

Kind Regards

Ashley Shanks

Email: kiteboard@iinet.net.au

5 Wheelhouse Mews
Safety Beach, Vic, 3936

Mr Maxwell Duncan

Planner

Northern Beaches Council

Email: council@northernbeaches.nsw.gov.au

Proposed Development DA2020/0252 Lot 350 DP 12316 48 Abingdon Street North Balgowlah

Reference: Northern Beaches Council notice of proposed development DA2020/0252 Lot 350 DP 12316 48 Abingdon Street North Balgowlah, Alterations and additions to a dwelling house.

Thankyou for notifying me of this proposed development.

The Application for Development Consent , January 2020, describes the work as:

- *Reconfiguration of internal ground floor layout, small addition to the front adding a new entry door with stairs.*
- *Deck at the rear with roof above plus storage space. Reconfigure ensuite on first floor level. New windows, glazed doors and skylights.*

I am opposed to this development.

The Development Application Statement of Environmental Effects is incorrect as follows:

- 07 - D7 - "This proposal does not result in the loss of views for any of the adjoining buildings". **This proposal results in a loss of views for 46 Abingdon Street.**
- The Public Interest: "is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain". **The view out over the bushland and ocean is a considerable and very enjoyable amenity for 46 Abingdon Street, North Balgowlah. This proposal impacts the enjoyment of this feature.**

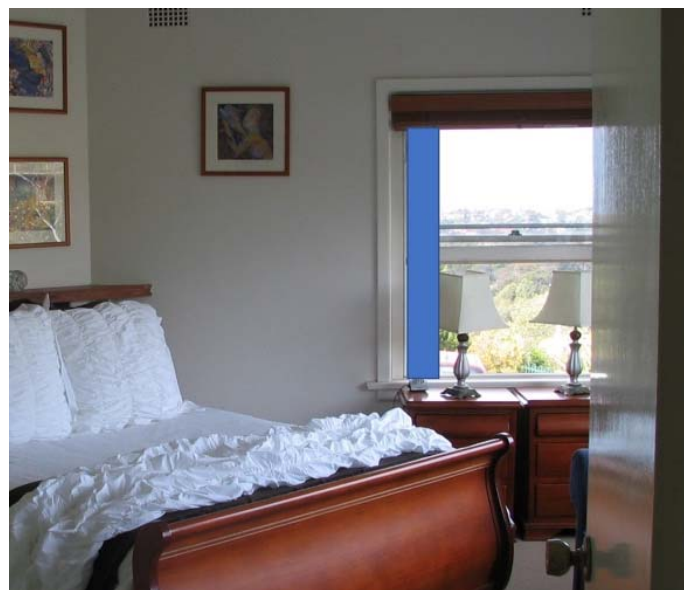
Proposed front development

My property currently enjoys a district and ocean view from the Master Bedroom. The proposal changes the existing set back from 6.594m to 5.856m with a “small addition”

This “small addition” reduces the view from the Master Bedroom. Please see pictures below.



Current View Master Bedroom



Impact of Development

Proposed Rear Development

The Development Application Statement of Environmental Effects is incorrect as follows:

- 05 - states the rear building set back is unchanged stating the rear building setback is 11.059m. From my read of the plans this goes very close to a 6.0m setback.

The pictures below show a visual representation of what this proposal means for 46 Abingdon Street, North Balgowlah.



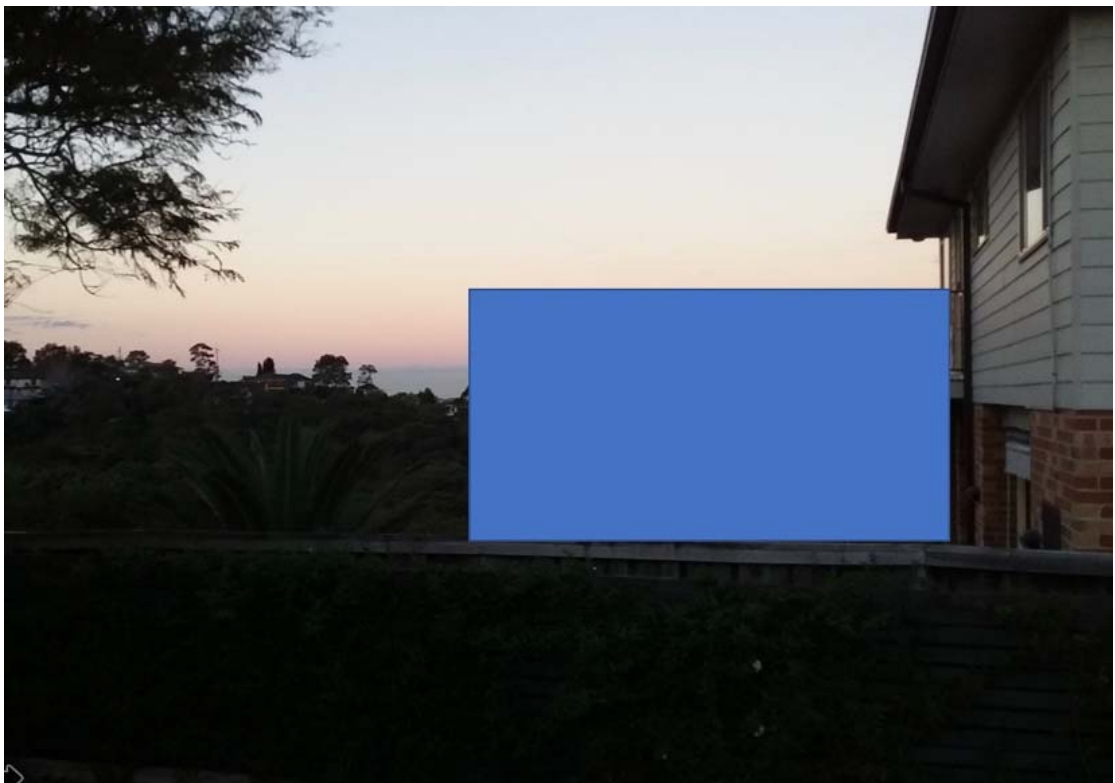
View over the Reserve



Proposal



Ocean View where Cruise Ships etc can been seen transiting



Proposal

I am opposed to any development that does not maintain the visual continuity and pattern of buildings, rear gardens and landscape elements.



Kind Regards

A handwritten signature in black ink, appearing to be 'AS' followed by a stylized flourish.

Ashley Shanks

31/3/2020