
From: Craig Dobson (He/Him)
Sent: 27/06/2022 2:28:18 PM
To: Council Northernbeaches Mailbox
Subject: MoD2022/0275 – DA 2020/1072 on Lot 1 & Lot 2 DP228962
Attachments: Northern Beaches DA Response 1 Drew Place.pdf;

Please see my submission on the above DA modification.

Kind Regards,

Craig Dobson (He/Him)

APJ VP, Professional Services

Diversity, Equity & Inclusion Leader for APJ



Craig Dobson
9 Evelyn Place
Belrose
2085

Norther Beaches Council
725 Pittwater Road
Dee Why
NSW
2099

27 June 2022

Dear Anne-Marie Young

With respect to Modification No: MoD2022/0275 – DA 2020/1072 on Lot 1 & Lot 2 DP228962 – 1 Drew Place, I am objecting to the request for modification as it will significantly infringe on our and our neighbour's privacy with a focus on:

- Point 1: vegetation that has been retained would be sufficient for visual privacy and
- Point 2: condition 12(a) which requires a privacy screen would be a "climbable structure" and difficult to integrate with the current balustrading.

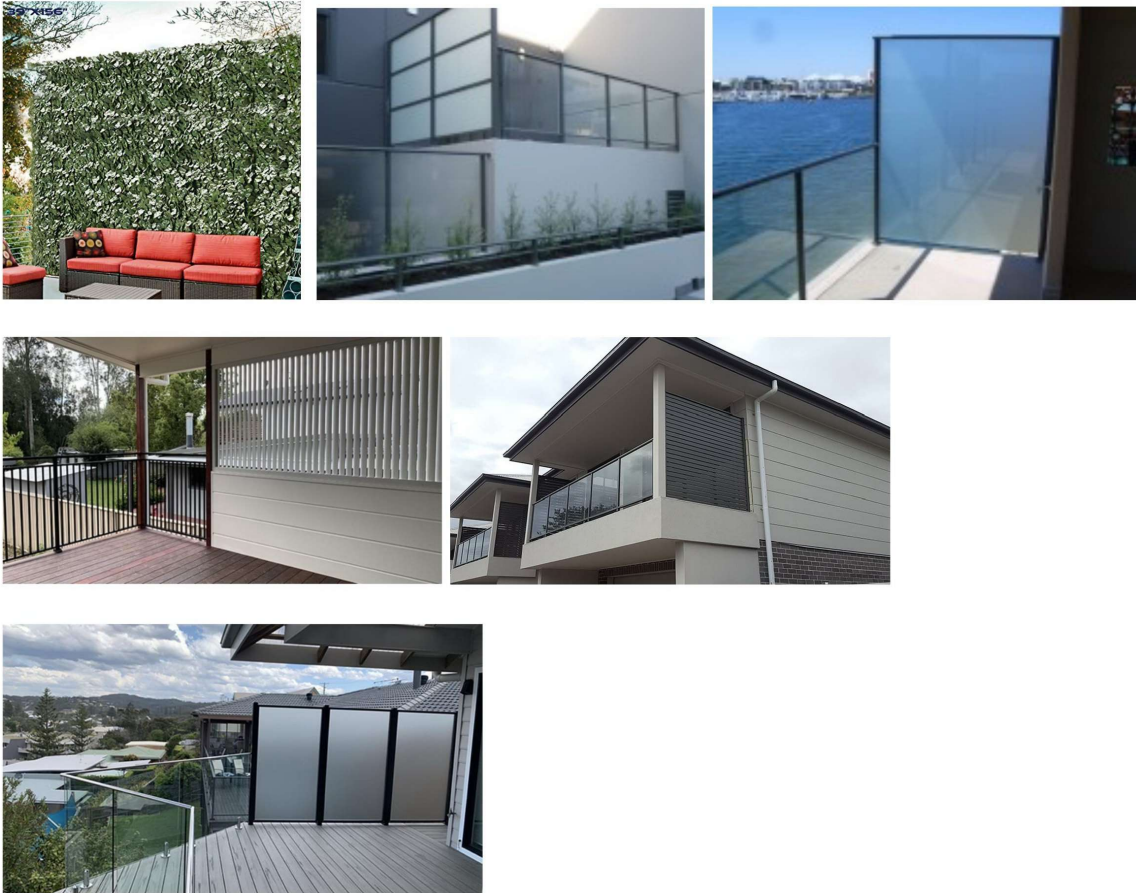
I would like to highlight that the proposed second story unit 6 that has their living area windows that face our home has a straight line-of-sight into the following areas: Son's upstairs bedroom, upstairs stairs/hallway, upstairs bathroom, downstairs kitchen, downstairs office, downstairs laundry and directly looks down on our open deck as per the below pictures.

For Point 1 on Vegetation Privacy - I would raise that the current construction process (clearing existing structure) has already removed trees that had previously provided a privacy screen exposing the rooms listed above (as you can see in the photos below) directly to where Unit 6 will be positioned. Therefore, there is an existing gap today and there is a real risk that as part of boundary remediation, the remaining trees (as highlighted by the application), would need to be removed.

In addition, they are not permanent structures that could be reduced or removed without our permission or notification after the build, again infringing on our privacy. Therefore, there is currently insufficient screening today and likely will get worse contrary to what the application has requested.

For Point 2 regarding removing condition 12(a) - I am surprised that they are unable to find a suitable supplier to develop a screen structure that meets code and integrates with Balustrading. There are many options available by a simple search that meets current Australian building standards. Here are some suggestions from Australian companies that

could meet the requirements. The appicate needs to adjust the design to meet the 12(a) requirement.



Finally, a comment on the roof adjustment to accommodate the lift, I believe the design changes being requested will alter the look & finished roof line/building out of character of the build and would not align to the character buildings around it and in the general area.

In summary, the two main requests regarding screening, I object as not meeting the original approved design and will significantly infringe on our and our neighbour's privacy.

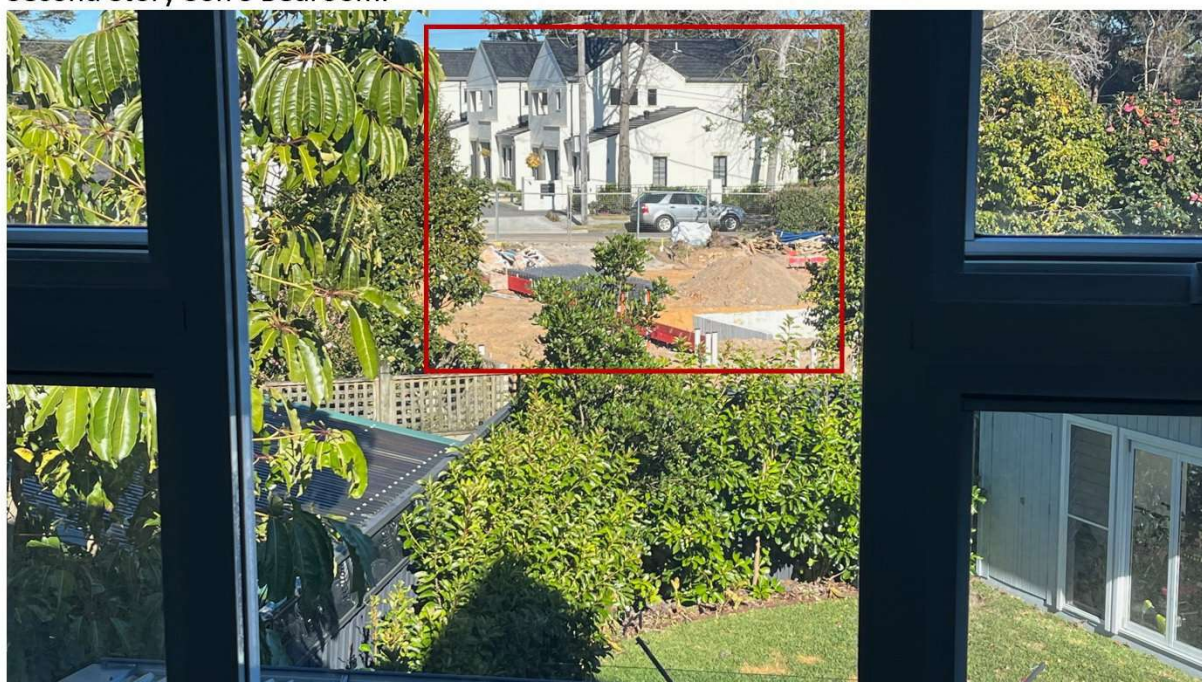
Kind regards,

Craig Dobson

Ground Floor Deck:



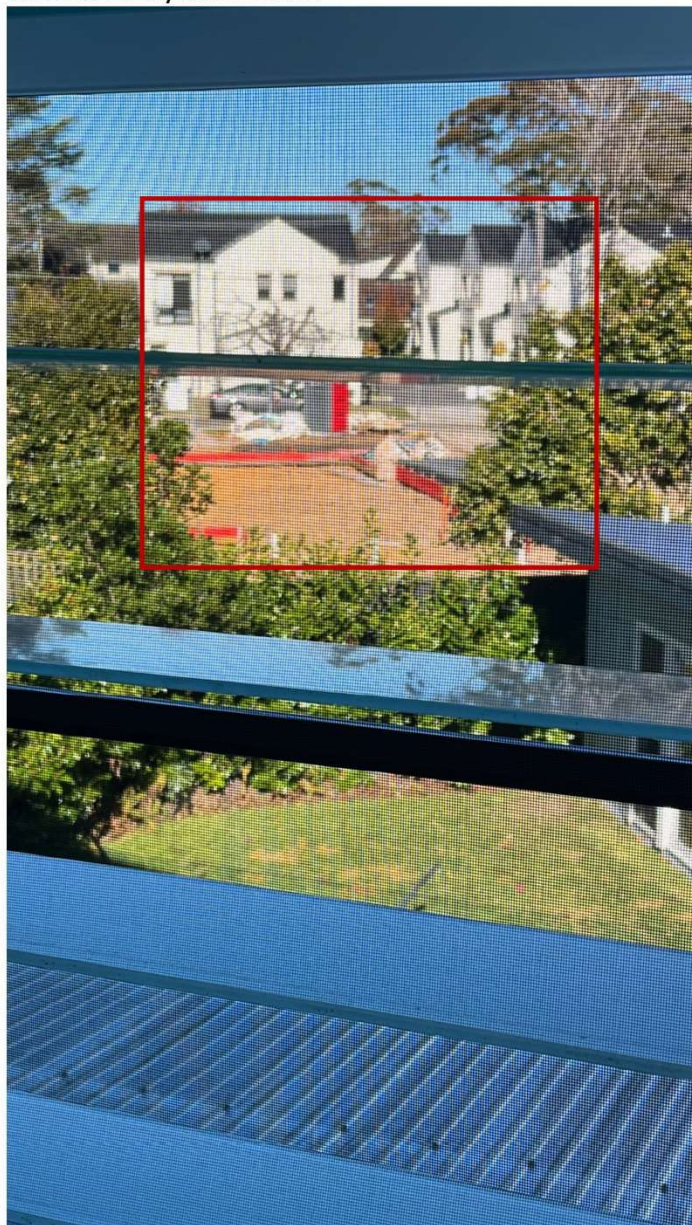
Second Story Son's Bedroom:



Second Story Hallway/Stairs:



Second Story Bathroom:



Ground Floor Kitchen:

