

From: Susan Duncan (Story)

*Note: Without the skill of my husband, Bob Story, a civil engineer, it is probable that these very alarming errors may not have been exposed. His due diligence has been extraordinary and time-consuming. Everything below has been patiently and carefully ferreted out by consistently evaluating every fact contained in the DA.*

Richard Leplastrier's design for his family home at 5 Portions, Lovett Bay, came as a surprise as it is a big break from the strong principles he has long preached and taught, that architecture should tread lightly and melt into the surrounding environment. Understandably, his proposal to build a very large, four-bedroom home with a 3-storey, separate tower (each level with a private access from outside the structure) that would directly over-look my sunny rear courtyard and the internal living areas of my house, was a shock.

Emotions aside on the above point, what was truly alarming, were the many factual errors in stated boundaries, shadow lines and the rather fluid positioning of the house which seemed to move from one submission to the next. Yes, I am aware the tower has been reduced to 2 storeys. It's still not ideal, my privacy will be nil. Naturally, this is personal.

Facts:

- 1: Property boundaries were seriously incorrect, taking up to six metres from 3 Portions rear boundary and adding it to 5 Portions.
- 2: The land, listed as flat, is steep and subject to serious run-off after heavy rain.
- 3: The allegation that we live in a dry area is laughable. We are awash in rainforest vegetation including self-sown tree ferns and bracken.
- 4: The position of the EMA (as it no longer boasts the generous distances gifted by erroneous boundary lines) is a health and safety issue for 3 and 5 Portions, but particularly 3 Portions. Seepage, which already impacts the slopes when underground springs erupt during periods of wet weather, will have serious and detrimental impacts of the properties below the proposed building. At the very least, this report needs to be scrapped and a new report based on correct information provided by the applicants.