
Sent: 4/12/2018 11:02:36 AM
Subject: Re: Modification Mod2018/0605 to DA 2018/0612

Attention: - Development Assessment panel,
- Nick England - Planner

I am the adjoining neighbour at 9 Pavilion Street, Queenscliff.

I object to the proposed modification on several grounds.

This is a low density residential neighbourhood zoned R2 on the edge of the foreshore cliff. I refer to objectives and requirements in Part B Built Form Controls of the Warringah Development Control Plan.

The proposed extension of the dining/living area and kitchen towards the cliff line at number 7, shows a proposed enlarged window on the side boundary (north elevation – eastern most corner) with 9 Pavilion street, increased in size by 250% approximately. The east side of the house sits pretty much in line with us. The proposed extension forward towards the cliff includes a much longer and larger northern side window which would look straight back and into our 2 ground floor bedrooms and garden seating area from their living/dining space thus destroying our privacy in these areas.

The proposed extension in an easterly direction towards the cliff edge reduces further the foreshore building setback whose objectives we understand are to achieve a limited site coverage as outlined in B4 of the Warringah Development Control Plan and reasonable sharing of views, and a reduction in visual impact when viewed from the water. The requirements stated in B11 (building Foreshore setbacks) is to be set back a minimum of 15 metres from the property boundary which adjoins the waterfront reserve. It also states the setback area is to be a deep soil landscape area and free of any above or below ground structure. The existing extensive eastern balcony areas have already covered all the natural soil ground space and are fully tiled, thus not allowing a natural habitat or corridor for wildlife whereas all of us from number 9 to 19 (and others) have maintained the garden space and building set back to the cliff edge.

The coastal cliffs setback line shown in the plan in B13 in your control plan speaks of maintaining the scenic quality of the cliffs and limiting the bulk and scale of highly exposed cliff top development and to ensure that views are maintained from the land to which the Coastal Cliffs setback applies. The east side cliff front at 7 Pavilion is already taken up with a pool plus pool structure at the southern end and fully tiled areas in the rest of the easterly facing outdoor areas plus pagola and barbecue near our boundary, and on the western boundary or street front are more paved areas, driveway and double garage. There is very little true garden area in such a large block. The imitation grass sits on paved or concreted areas when the foreshore buiding setback area is required to be a 'deep soil landscaped area and free of any above or below ground structures'.

The DA 2018/0612 has already breached the height restriction of 8.5metres thus minimizing view sharing from our study at 9 Pavilion Street as already highlighted to Council and from many other affected properties in the street. Yet it has been approved when Council states that it supports view sharing! On such a wide block one would expect that privacy and view sharing can be achieved and maintained and height limits would be enforced.

Yours sincerely

Elyane Messara
9 Pavilion Street
Queenscliff