
Sent: 24/01/2020 11:47:46 AM
Subject: DA2019/1386 Attn: Penny Wood

Dear Penny,

I'm writing in relation to DA2019/1386, and to confirm my phone call with Northern Beaches Council this morning (24 January 2020) regarding an extension of time to submit a response. During this phone call, Council informed me that it will still accept responses to the DA next week.

Given Council will accept a response next week, I will prepare and submit a fuller response by 31 January 2020. In summary, my response will raise objections to the current proposal in relation to:

1. Breach of the building envelope control, which is materially exceeded along portions of the side boundaries, in particular the boundary to 20 Monserra Road where the building envelope control is not complied with for the full length of the main building. The building control envelope is also non-compliant adjacent to 24 Monserra Road
2. The proposal exceeds the site coverage requirement (despite the Statement of Environmental Effects claiming it complies)
3. Extensive shade impacts on 24 Monserra Road
4. Breach of the landscaped area control
5. The visual impact of the proposal (the proposal acknowledges that non-conformance with building controls adds to the visual impact of the building)
6. The Statement of Environmental Effects includes incorrect information, and in some places is incomplete
7. A deficient Clause 4.6 application, which in its current form does not meet the legislated requirements of a Clause 4.6 application

I will submit a fuller response to the DA by 31 January.

Regards,

Dr Graham Sinden
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