
From: Julie Harris
Sent: 11/11/2021 4:47:16 PM
To: Council Northernbeaches Mailbox
Subject: Submission - DA2021/1849 - second attempt to attach document
Attachments: Submission.pdf;

Application No. DA2021/1849

Address: Lot 3 DP 231634 15 Burrendong Place Avalon Beach

Description: Demolition works and construction of new dwelling house

Date: 11/11/2021

ATTENTION: Phil Lane

We live at 14 Burrendong Place, Avalon Beach which is next door to the proposed development with which we have major concerns.

The proposed building does not comply with front building line rules. This will affect the character of the street by reducing the vegetation and landscaping. This sets a precedence which will affect the future character of the area. There has been a significant loss of trees and vegetation on the property so we will be very disappointed if any more trees are removed.

One of our main concerns is the bulk and scale of the building which will cause increased overshadowing and decrease of solar access. The shade will encroach on established garden, recreation spaces, clothes line, bedroom windows and open deck. The house being closer to the border is likely to produce noise from their deck to our bedrooms. Also a decrease in privacy as well. The minimum of one metre from the building to the border will emphasise these problems.

The stated cladding and roof being black in our opinion is not in character with the area and is not aesthetically attractive. The design of the house does not integrate into the existing street scape.

We are concerned for access along the common right-of-way during construction and the likelihood of asbestos removal.

We ask that the development respect the need for a reasonable level of privacy and solar access is maintained to our property.

Attached is a letter from our architect stating our concerns with compliance to the planning regulations.

Regards,

Allen & Julie Harris

14 Burrendong Place

Avalon Beach 2107





Grahame E. Harris. Architect.



A & J Harris
14 Burrendong Place
Avalon Beach. NSW. 2107

Re: DA 2021/1849. 15 Burrendong Place, Avalon Beach.

Allen & Julie,

Thank you for your request for an assessment of the impact on you and your property by the proposed redevelopment next door at 15 Burrendong Place. Although we have had little time to fully analyse the application the following are the major matters of concern that you should object to Council about so they can be taken into account to ensure compliance to the planning regulations.

1. **FLOOR SPACE RATIO (FSR)**
FSR is used on all developments to ensure there is compatibility in the area in terms of bulk and scale and we do not understand why this is not applicable to this application.
2. **FRONT SETBACK**
Front setback does not comply and you need to consider if this has a detrimental effect on the streetscape.
3. **SIDE SETBACK & BUILDING ENVELOPE**
The setback to your boundary does not comply and will have an environmental impact on you and your property in many ways. As this is a redevelopment, any existing non compliance of the existing building is not a justification for the building being one metre from your boundary.
4. **SOLAR ACCESS**
Shadow diagrams indicate you will lose sunlight to your private open space and habitable rooms with less than 3 hours to your west and nil to your south.
5. **VISUAL PRIVACY**
Visual privacy has been considered by the applicant facing to the west from their property but not to the east which overlooks your property : major concerns being from their proposed Kitchen and Upper Deck which will overlook your Bedroom and private outdoor space.
6. **MATERIALS & FINISHES**
The application claims that the proposed materials and finishes are sympathetic to the neighbouring dwellings and overall character of the Burrendong Streetscape and you need to consider if this is correct and if not, advise Council of your views.

Grahame E. Harris. Architect. FRAIA. ASTC(Arch). B.Arch (Hons.UNSW)

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