
Sent: 18/04/2020 5:48:58 PM
Subject: Fwd: DA 2020/0302 41 Upper Clifford Ave Fairlight
Attachments: Letter of objection - DA2020_0302 - Kulaga.pdf;

Hi

Please find attached our letter of objection to the DA2020/0302 for [41 Upper Clifford Ave, Fairlight](#).

Kind regards

Kate & Chris Kulaga

1/[43 Upper Clifford Ave, Fairlight](#)

Kate & Chris Kulaga
1/43 Upper Clifford Ave
Fairlight NSW 2094

Northern Beaches Council
1 Belgrave Street
MANLY NSW 2095

18th April 2020

Re: Notice of Proposed Development NO: 2020/0302 41 Upper Clifford Avenue Fairlight.

In reference to the above DA application, we would like to raise a number of concerns with the proposed development which will impact various aspects of our home and lifestyle.

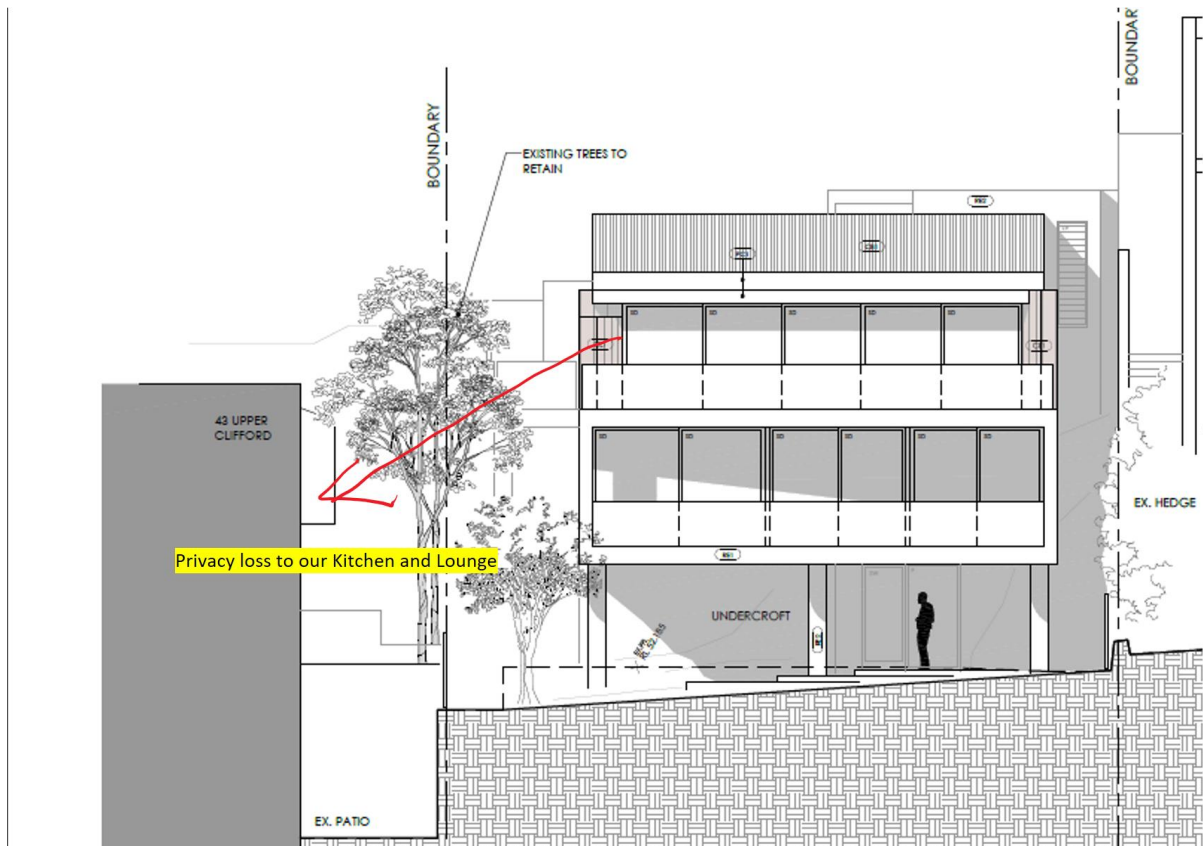
Specifically, the most concerning aspects of the design will have a material impact on our light, privacy and direct sunshine we currently enjoy.

Loss of privacy

The proposed Unit 1 dwelling has a significant impact to our privacy due to the following reasons:

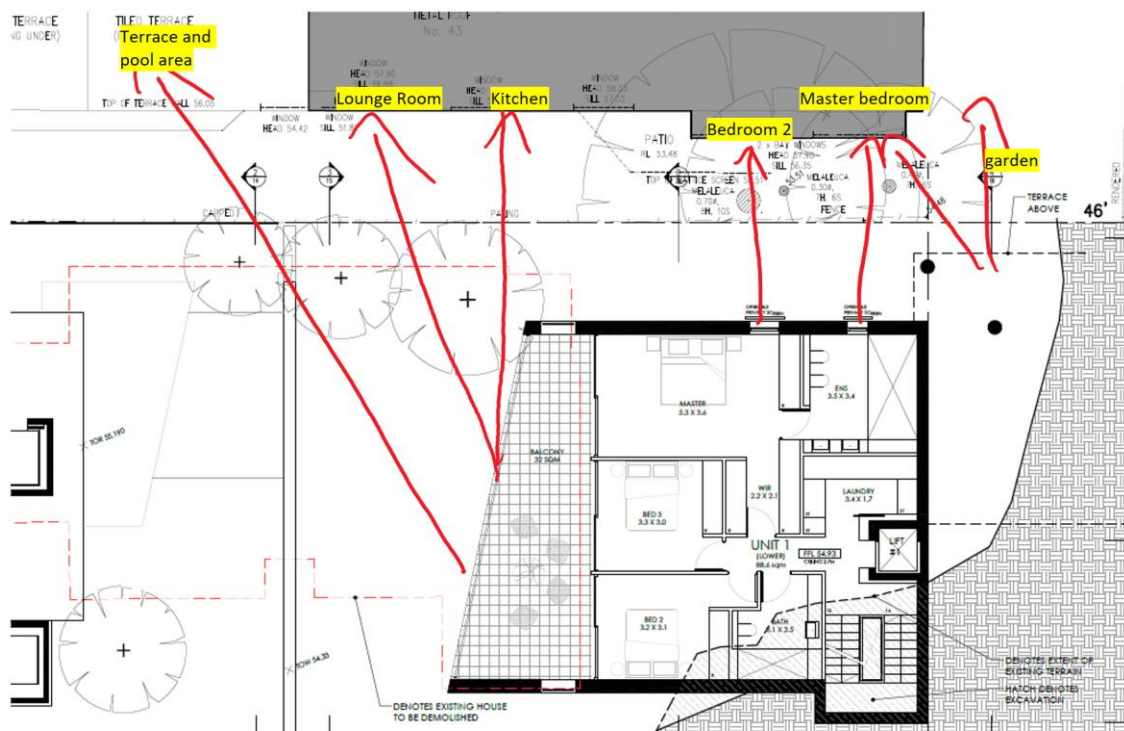
- The Unit 1 north terrace and garden will directly look down on to our own back garden/terrace and will provide the occupants with a 100% full view of our private garden;
- The Unit 1 north facing terrace and garden will also have a direct full view of our master bedroom through the bay window including through to our bed; (photo below)
- Our 2nd bedroom, next to the master has a bay window which will also lose all privacy from Unit 1 being able to view straight down through our bay windows; (photo below)
- Our kitchen, located along the western side of our apartment will be in the direct line of sight from the Unit 1 south facing terrace which with its current angle and orientation facing west will have direct eyeline straight into our kitchen, lounge and dining area from both its top and bottom floors;
- Our lounge room will also be in direct line of sight from the southern terrace of unit 1;
- Our front terrace and pool area will also be completely overlooked from the unit 1 south terrace;
- The current design of Unit 1 provides two west facing windows from its master and ensuite which provide direct view of our master bedroom and 2nd bedroom;

Overall one of the primary concerns we have is the size and orientation of the southern facing terrace which is angled directly to our apartment in a western direction which causes substantial privacy issues raised above. Unfortunately, this will affect all of our primary living and sleeping areas of our home as shown below.

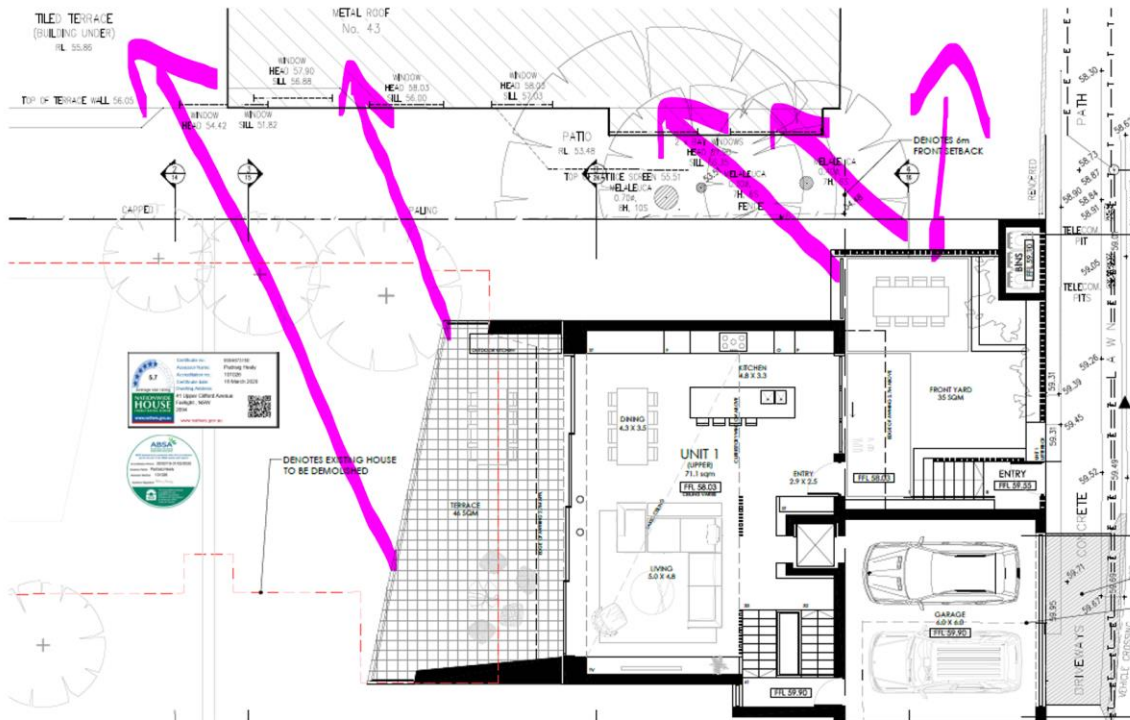


Loss of privacy from lower level Unit 1 (below)

Red arrows below indicate the direct line of sight from the lower level of Unit 1 providing them the ability to view directly through to our terrace, lounge, kitchen, 2nd bedroom, master bedroom and garden.



Loss of privacy and light from upper level of Unit 1



Bay windows of our master and 2nd bedroom. Unit 1 will have views through these windows to our bed.



Light and Sunshine

- The unit 1 height and design particularly with how tall and close it is to the boundary fence will cause extensive loss of light and direct morning sun to the following areas of our home:
 - Back garden including our clothes drying area will lose direct sun
 - Master bedroom and bed - our master bedroom has a bay window to allow light and sun both of which will be lost through the overshadowing from the Unit 1 structure
 - 2nd Bedroom eastern side – will be shaded from the Unit 1 structure
 - Kitchen – will lose all morning sunshine from the Unit 1 structure

Loss of water views from our living area, kitchen, terrace and pool area to the heads

- It is not entirely clear through the plans provided what the exact impact will be to our views from our front deck/terrace and pool area. We would suggest there should be an additional elevation plans provided which indicate the exact location and height of the proposed development and impact to views. The current set of plans and elevations does not provide this level of detail.

Other considerations and concerns

- The current bin location on Upper Clifford Ave is placed directly adjacent to our back garden which raises concerns to us about noise from bottles and excessive traffic to bin area which again will provide a platform to view directly into our master bedroom and garden.
- We have a number of concerns about the accuracy of the plans particularly in perspective to maximum heights of the roofline of units 2 and 3 relative to the height of 43 Upper Clifford Ave height. There does not seem to be an accurate reflection of the new development in relative comparison to our building.

We kindly request a temporary template structure be constructed of proposed buildings with accurate roof line heights. This will provide the local residents with clarity and exact reference points to the size and locations of the proposed buildings.

Whilst we are comfortable that development of the site is inevitable, we believe in its current form the application should not proceed for approval.

Kind regards

Kate & Chris Kulaga
1/43 Upper Clifford Ave, Fairlight