
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 25/06/2024 3:29:56 PM
To: DA Submission Mailbox
Subject: Online Submission

25/06/2024

MR Richard Heath
- 1 Kanangra CRES
Clontarf NSW 2093
[REDACTED]

RE: DA2024/0704 - 3 Kanangra Crescent CLONTARF NSW 2093

Hi Development Assessment Team,

We please request that my email address and phone number per the Communication details of this form are not made available to anyone publicly. We are happy if the body of our letter below are made available, including the name and our address referenced at the bottom of the letter. Could you also please confirm receipt of our concerns prior to the 28 June 2023 due date ? Many thanks Richard Heath

Dear Development Assessment Team,
RE: Application No. DA2024/0704
3 Kanangra Crescent, CONTARF

We are writing to formally object to the proposed Development Application DA2024/0704 for 3 Kanangra Crescent, CLONTARF due to our significant concerns on the impact it will have on our adjoining property.

Specifically, our concerns are on the issues of sunlight obstruction and privacy interference caused by the proposed development plans.

1. Sunlight Access and Overshadowing

There is not enough information for us, or Council, to assess this matter. We look forward to receiving a professional survey of shadow diagrams for us to consider the impact on our property.

The sheer size of a huge new 5.4 metre brick wall construction plus a pitched roof so close to the boundary and directly to the north will have a direct sunlight and overshadowing impact on both our house and back garden. We object to the size and placement of the second level of this significant structure being constructed so close to the northern boundary and with such a significant impact to our property relative to the current position.

We look forward to receiving "before" and "after" shadow diagrams of the proposed development. We also welcome direct consultation with Council on this concern and provide an opportunity to visit our property to visualise the impact relative to the current position.

2. Privacy and Security

Upon reviewing the plans for the proposed development, the positioning and design of the balconies and windows will result in a substantial decrease of privacy to our property.

The placement of the balconies in such close proximity to our property raises alarming privacy concerns. The design and elevated position of the balconies so close to our boundary allows for direct sightlines into our private living spaces and backyard. This compromise to the

privacy of our home and the intrusion on our privacy is unacceptable.

The elevated outdoor deck and stairs are extremely close to our property and in being over the height of the fence will look down into our property. The raised height of over 2.9 metres to 5.4 metres towers over the fence. All of the proposed balcony structure is unacceptable. We note a privacy screen is proposed for a very small part of the balcony (and it looks to be a partial structure in the plans, which is unacceptable to us). Please confirm that a full privacy screen (i.e. no gaps per the drawings) will be erected across the balcony starting point at the garage structure all the way along the southern sight lines to the existing terrace that will be enclosed as a room with windows able to have direct sight into our property. The privacy screens must be extended past the end of the deck to ensure all balconies and staircases are recessed to eliminate overlooking and maintain privacy. Sight lines from the proposed window D2 and the other south facing window (not itemised) and the deck and stairs structure are new and should not allow direct sightlines into our property. This must be addressed by a revised set of plans.

We object to the introduction of the two windows and balcony to the property directly looking across to our property and directly impacting our privacy. We object in the absence of a full privacy screen.

The current owners of the property will likely say that there are trees filtering their direct view to an extent, however this does not allay our concerns. These trees only provide partial privacy and if the current owner is allowed to cut down most of this row of trees for a development we require full privacy to be respected by revised mitigants to the proposed structure prior to any development being approved.

The planning report by JJ Drafting Australia Pty Ltd annexed to the DA application does not address this significant matter in its reference to planning provisions of 3.4.1. Their statement of "A privacy screen is provided to the southern side of the proposed new deck and no windows are orientated towards either side boundary" is factually incorrect and, as highlighted above, the privacy screen only covers about 33% of the new elevated deck structure.

We observe proposed north elevation plans, particularly the enclosed dwelling structure over the existing balcony with no new windows or sight into the northerly neighbour's property. We expect similar mitigants to the proposed structures south facing windows and balcony to ensure our privacy is protected.

We observe that the planning report from JJ Drafting inappropriately references several other properties in the area. Yes, we agree there are man-made structures close to boundaries, however they are all covered off by enclosed walls / structures to ensure there are no open windows / balconies that directly look down and into other people's properties.

We welcome Council to visit our property to raise their awareness of the loss of our privacy.

We note and thank Northern Beaches Council for protecting the impact to the root system of the important *Angophora costata* that the proposed building would cause. The flawed Ezigrow impact statement is similar to JJ Drafting Australia Pty Ltd's Statement of Environmental Effects as it fails to professionally address the direct impact to our neighbouring property. We look forward to consultation from Northern Beaches Council on these matters.

Additionally, the requests to waive the non-compliance issues in the Development Application raise our concerns about the professionalism of the consultants and builders that have and may be engaged and the impact that the development will have on all neighbours and the direct amenity of our adjoining property.

We request a thorough assessment of both the sunlight obstruction and privacy issues be conducted, and that relevant mitigants to the impact on our property be introduced with our consultation.

We are a concerned direct neighbour and we strongly object to the current plans available for review. We look forward to direct consultation with Northern Beaches Council on our concerns

prior to any decisions being made.
Thank you for your attention to this matter.

Yours sincerely,

Mr & Mrs Richard Heath

1 Kanangra Crescent, Clontarf