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**From:** Michal Gaverník  
**Sent:** 17/02/2022 2:17:32 PM  
**To:** Council Northernbeaches Mailbox; Nick Keeler  
**Subject:** DA2021/2636 - 9 South Creek Rd, Dee Why, 2099 NSW - Objections to development application  
**Attachments:** Objection to DA2021-2636 - 9 South Creek Rd, Dee Why, 2099 NSW.pdf;

ATTENTION TO: Nick Keeler

To whom it may concern/Dear Nick,

As per the recent submission for an extension for comments/concerns to the proposed development on **9 South Creek Rd, Dee Why, 2099 NSW - DA2021/2636** we would like to submit multiple concerns to the submitted plans/documents.

Concern nr.1 <marked as **red** on plans> (High severity)

As per supplied drawing plans, we believe, that the proposed development **does not comply** with the building code for low-density residential development. In the master plan is shown, that front of the building facing South Creek Rd. does comply with Code however as the slope of the land decline from the street the proposed building breach boundaries and become **non-compliant**. Please refer to marking on the provided plans attached to this email

Concern nr.2<marked as **orange** on plans> (Medium severity)

There is an unnecessary added rise at the edge of the roof which will provide additional shade to our neighbouring properties (7 South Creek Rd, and 7A South Creek Rd) during the wintertime of the year. Please reconsider the smaller height for the edge of the roof. This way the shading of the properties will decrease.

Concern nr.3 (High severity)

As per supplied documentation, stated in the objective of controls we believe, that the proposed development **does not minimise the visual impact**. We do not believe that the proposed 2 and 3 storey development with terrace on the roof complies with the control on the basis that the first-floor level is only setback the minimum 900mm away from the side boundary and lacks articulation to minimise bulk and scale impacts on neighbouring southern properties (7 and 7A South Creek Rd.). The proposed alterations will visually change the dwelling to a unit complex.

In conclusion, we object to the proposed development due to concerns previously outlined in our submission. We trust that Council will give serious consideration based on concerns raised in this submission and require the applicant to amend the proposed design to minimise impacts on neighbouring properties.

Thank you.

Kind regards,

Milena Stara and Michal Gavernik

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Concern nr.3 (High severity)

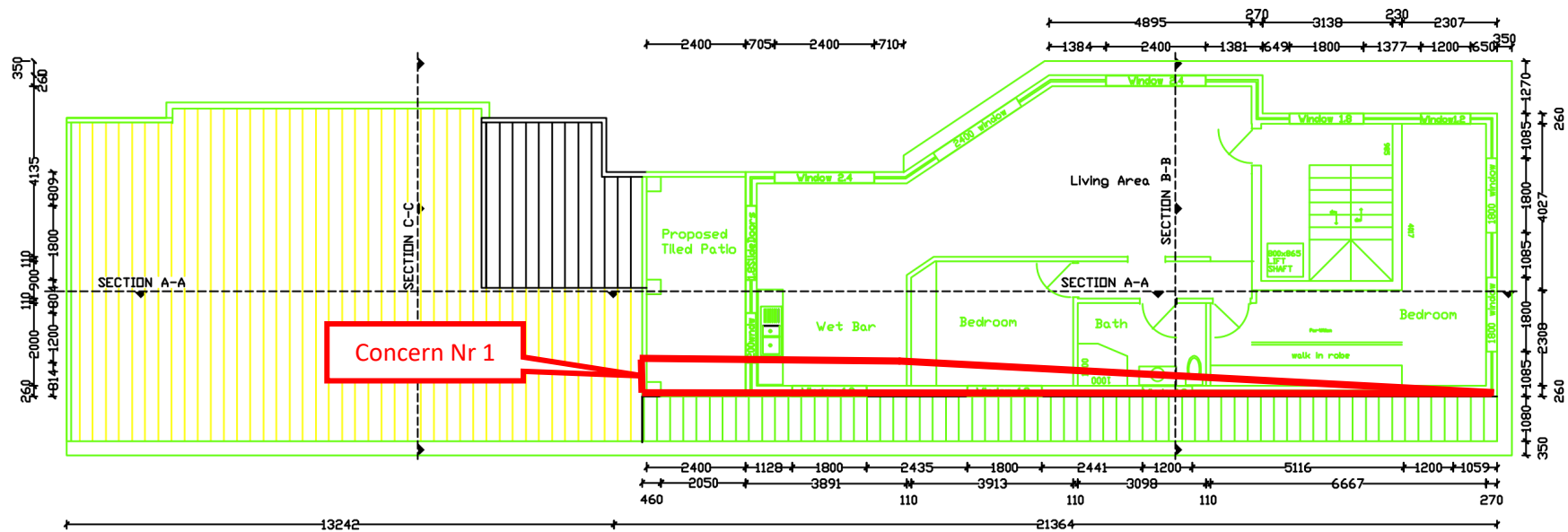
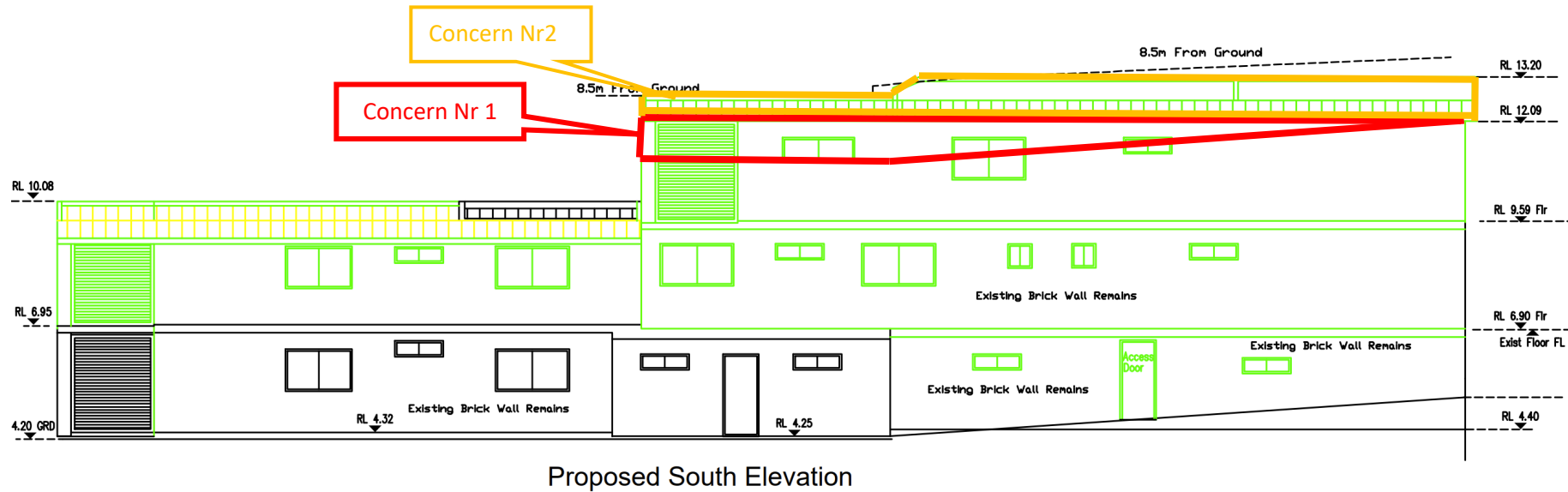
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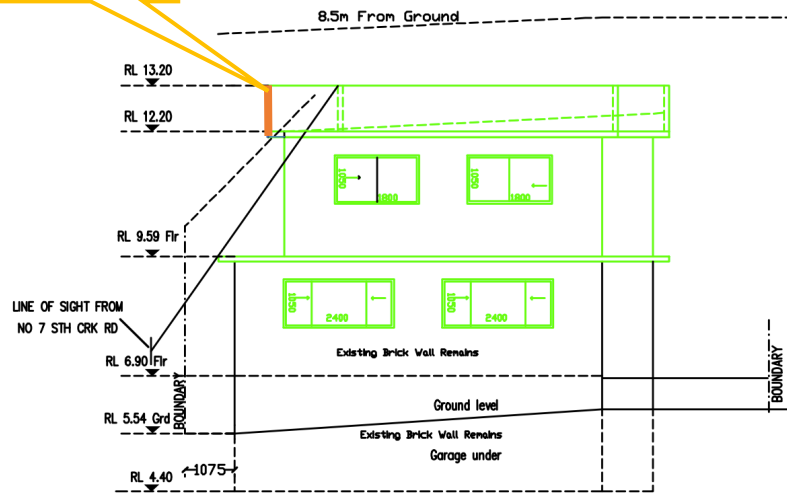
Thank you.

Kind regards,

Milena Stara and Michal Gavarnik



Concern Nr2



Proposed East Elevation