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**Sent:** 28/07/2021 9:13:20 AM  
**Subject:** DA No.2021/1059 - 56 Peronne Avenue Clontarf - Objection attached  
**Attachments:** Yavuz family-Objection to DA2021-1059-56 Peronne Ave Clontarf-28.7.21.pdf;

Hello at Northern Beaches Council,

Please find attached an objection lodged in regard to DA2021/1059, on behalf of our clients.

Acknowledgement of receipt is requested please.

Regards,

Wayne Collins  
Colco Consulting Pty Ltd  
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# Colco Consulting Pty Ltd

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28 July 2021

By email to – <council@northern beaches.nsw.gov.au>

The Chief Executive Officer  
Northern Beaches Council  
Administrative Centre  
725 Pittwater Road  
DEE WHY NSW 2099

Dear Sir,

## **RE: Development Application DA2021/1059 – 56 Peronne Avenue Clontarf – Objection - Proposed Alterations and Additions to Existing Dwelling and Existing Secondary Dwelling.**

### **1.0. Introduction**

1.1. We have been engaged by the Yavuz family owners of the adjoining dwelling to the south at No, 54 Peronne Avenue to review the above DA drawings and documents and advise on compliance and particularly matters of amenity – privacy and noise. We have reviewed the available documents on the council web site, and discussed with our clients.

1.2. Our client's home is a large house with windows, doors, and terrace areas along the northern elevation to access the northern sun and light. All the sites along the high side of Peronne Avenue are steeply sloping from the top to the bottom where they meet Peronne Avenue.

1.3. The subject property at No. 56 Peronne Avenue comprises a multi-level dwelling, a secondary dwelling at the top of the site and a double garage at the street front with entrances and proposed changes as follows:

1. The main entrance to the principal dwelling is midway along the front (western elevation) and well distanced from our client's home.
  - The proposal relocates the front entrance to midway along the southern elevation facing our client's home.
  - The DA proposal also provides for a Lift to be installed at the south-western corner at a "basement" level. Although the lift door faces south towards the street it is in close proximity to our client's side windows and terraces.
2. The secondary dwelling is located at the top of the site and is accessed along the northern boundary with an access arrangement linking the two buildings.
  - DA proposal includes changes to the secondary dwelling including a new connecting open side bridge link closer to our client's home.

### **2.0. Issues and Basis of Objection**

#### 2.1. Privacy and acoustic amenity.

1. Our clients are most concerned that the existing amenity they enjoy will be interrupted by the proposal with regard to privacy overlooking and noise emanating from the new entrance landing, front door, the proposed Lift landing Although the drawings include screens, it is

considered that the screens will be inadequate and will not protect overlooking of their windows and property.

2. They also consider that additional acoustic noise will be generated by the location of the new entrance landing and also the proposed Lift.
3. Our clients also object to the proposed new open sided bridge linking the secondary dwelling to the principal dwelling being open sided where people using the bridge will be able to look directly into windows of their home and property.

2.2. They would like to see the main entrance to the principal dwelling retained or in a similar location to that existing and the proposed Lift also. Further that the bridge link include a full length privacy screen along the southern elevation so that it does not overlook their home.

### **3.0. Photos and DA Drawings**

3.1. Photos of the northern elevation of our client's home at No. 54 Peronne Avenue.







#### 4.0. Summary and Conclusion

4.1. Our clients are most concerned that the proposal as submitted will result in a diminishing of amenity they currently enjoy in their family home – in particular, overlooking privacy and acoustic noise generation.

They ask that council seriously consider the concerns raised and seek to have them addressed by design modifications as suggested in clause 2.2 above and also, the enclosure of the southern side of the open bridge link or an effective privacy screen with details provided prior to any consent being issued.

4.2. Our client requests at the very least:

1. That Council require for all privacy screens, the submission of design detail including the width of open spaces in the proposed steel screens, and the width and angle of any vertical blades.
2. That Council require all privacy screens on the southern elevation, including terraces and at the front entrance landing and to the Lift landing are of a design that ensures maximum privacy to the occupants on No. 54 Peronne Avenue.
3. That Council require an effective privacy screen be erected along the southern side of the walkway that ensures maximum privacy to the occupants on No. 54 Peronne Avenue.
4. That in any consent, Council ensure there are consent conditions requiring:
  - Maintaining all privacy screens to comply with intended purpose with particular reference to any plants included as contributing to privacy.
  - The Lift plant and equipment complies with the Building Code of Australia standards, including noise acoustics.
  - Pre commencement Dilapidation Assessment reports of adjoining properties be undertaken and submitted to Council.
  - Compliant Dust control measures be in place during construction.

Yours faithfully,



Wayne Collins  
Director