

Date: 21-Nov-2022  
To: Northern Beaches Council  
Attn: Grace Facer (Planner)  
  
Re: Section 455 Modifications  
Modification No. Mod2022/0606 – DA2021/2671,  
Lot 19 DP 236667 61B Wandeen Road Clareville

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Dear Madam,

East elevation S4.55-202 (drawing E-01 East Elevation) of the modification number referenced above, shows what appears to be two new walls on the side of the carport adjacent my property, one wall at northeast corner and the other at the southeast corner.

The southeast corner wall appears to be considerably longer than the wall, close to this location, that was approved in DA2021/2671. If the wall had of been coloured pink as per the legend for new work, the edges and therefore its extent, would be easier to discern, but my guess is that it twice as long as the wall proposed in the approved plans DA2021/2671.

The ground floor plan (drawing S4.55-102) provides a better indication of the position, size and bulk of these carport walls but since dimensions have not been provided, I can only scale their size off the drawings. Scaling indicates the proposed southeast corner wall to be about 900mm to 1000mm longer than the one approved in DA2021/2671.

Not only does the ground floor plan (drawing S4.55-102) show that the proposed wall at the southern corner of the carport to be nearly twice as long as the one drawn in the approved DA2021/2671 plan, but it appears to be about twice as thick and be positioned closer to the boundary.

In terms of thickness and position, the same appears to be true for the wall positioned at the northeast corner of the carport.

Hence the external edge of the footprint of both of these proposed walls is now about 300mm from my property's boundary.

Concerningly, a double dash connector has been drawn between the northern and southern corner walls. I could not find a reason or purpose of this double dash connector on the plan or in the documentation, hence making its intent rather suspicious.

Taking in to account that the existing carport will gain a rear wall, a front door and under the S4.55 submission, two walls adjacent to my boundary (leaving just a narrow gap along my property's boundary), the carport looks increasingly like a garage and far less like the structure that was the subject of the "no objections" letter written 2013.

Currently the eastern edge of the carport's roof extends to my property's boundary and is supported by two timber posts. The carport is entirely open, save for the western side being enclosed by the external wall of the existing house at 61B Wandeen Road. In this form of the carport, I wrote a "no objections" letter to the council to help get the structure belatedly approved, since it was built without council's consent. The same letter was submitted to council by the property's previous owners and hence should be on file with the council.

One of the primary reasons why I wanted the eastern side of the carport to remain open was for ease of maintenance. All sorts of detritus, mainly from from overhanging trees, fall or is blown into that space and for sanitary reasons, the detritus must be regularly cleared and hence space to carry out this task is vitally important.

In terms of the redevelopment, I can accept the walls as approved in DA2021/2671 because they are somewhat consistent with the “no objections” letter I wrote in 2013, but if given the choice, I would prefer that the existing carport to remain absolutely consistent with the intent “no objections” letter.

The longer, thicker walls, sited closer to my property’s boundary as proposed in Modification No. Mod2022/0606, are excessively contrary to the sentiments I expressed in 2013 and these sentiments have not changed in the interim.

As such, I encourage council to take the decision that the walls on the side of the carport adjacent my property remain the same as that as approved in DA2021/2671.

Regards,

A [REDACTED] Wolski  
[REDACTED] Wandeen Road,  
Clareville NSW 2107