
Sent: 14/09/2020 2:56:50 PM
Subject: DA Objection DA2020/0949
Attachments: 15 Burrendong Place Avalon - DA Objection.docx;

Please find enclosed our Objection for DA2020/0949 as per enclosed letter.

Feel free to contact me at any time on 0410 604 520.

Warm regards,

To
Northern Beaches Council
Attn: Jordan Davies

RE: DA2020/0949

We submit the following items in relation to DA2020/0949 to be addressed by Council's Assessment Officer and ask that they visit our property to fully understand the detrimental effects of the proposed design to our environment:

1. Visual Privacy – windows numbered W10 and W11 face directly into our private open space and would directly overlook it. Permanent privacy screens is requested to address this. It appears Window W15 to the western side of the Studio has a privacy screen, however, could this please be confirmed? The property at 16 Burrendong should be indicated on the plans to assess its impact;
2. Visual Privacy – The western side of the elevated timber decking faces directly into our private open space and would directly overlook it. Permanent privacy screens is requested along the whole side to address this. Timber Privacy Screen to future detail is noted on the DA, however, this should be addressed now along with the deck being extended no more than 1 metre. There is not enough room to establish planting between the deck and the boundary. The property at No. 16 Burrendong should be indicated on the plans to assess its impact;
3. Unauthorised Works over existing Easement - Part of the proposed development sits on top of the common easement and we believe that it is not for council to approve any structure on the easement. The Applicant would need to gain agreement through the appropriate channels. Please note that the proposed Garage/Storage /Studio footprint does not match the footprint of the existing unauthorised carport structure.
4. Safety – a person leaving the Studio and coming off the stairs would be unsighted to vehicles travelling south on the right of way. Who would be responsible if someone is hit by a vehicle in this instance if the design was approved by Council?
5. Construction Management Plan – Suggest that a Damage/Dilapidation Report evaluating the existing condition of the right of way driveway is carried out before Construction commences. This will allow a comparative evaluation of the driveway once works are completed and determine any repairs required.
6. Noted the non-compliances with the Building Envelopes.

Rear Building Line Setback – Under Pittwater 21 DCP D1 Avalon Beach Locality D1.9 there is a 6.5 metre rear Building Line. The proposed design with the Garage/Storage/Studio does not comply with this control. This will set an undesirable precedence for neighbouring properties to follow. There are other opportunities to locate the car parking elsewhere on the Lot and be compliant with this control. This will also resolve the issue of having unauthorised structures being located

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