
Sent: 24/02/2019 6:30:38 PM

Subject: DA2019/0106 - Objection to proposed development at 157 Victor Rd Dee Why

Attachments: Objection submission to 157 Victor Proposed DA.docx;

Attention: Catriona Shirley

Please find attached our objection submission to the proposed development at 157 Victor Rd Dee Why.

We have also submitted this online.

Kind regards,

Frances Powell
0408173322

Sunday, February 24, 2019

NORTHERN BEACHES COUNCIL

Timothy & Frances Powell

159 Victor Rd Dee Why, 2099

In reference to Development Approval: **DA2019/0106 for 157 Victor Rd Dee Why**

Dear Catriona Shirley,

We have recently spoken with you about our concern over the proposed development of 157 Victor Rd, Dee Why 2099 and as requested we are putting these concerns in the form of an objection submission.

Our objections relate to the following:

1. The **privacy** issues that would be generated by the proposed development
2. The **height** of the proposed development with respect to our property at 159 Victor Rd
3. The **bulk** of the proposed development
4. The **proximity** of the proposed development to the shared boundary of 159 and 157 Victor Rd
5. The **ambiguity** of the plans that make it very difficult to determine what is actually being proposed

1. Privacy

The proposed development results in an increased loss of privacy to 159 Victor Road.

A new external walk-way has been proposed very close (~700mm) to the boundary on the Northern side of 157's middle level that will convey traffic straight past our daughter's bedroom window. This walk-way combined with the extended car port to the North will increase visibility into our daughter's bedroom and therefore dramatically reduce her privacy.

The new and extended East facing balcony is only partially screened to the Northern aspect and would enable unobstructed and direct sightlines into our property, thus decreasing the privacy we currently enjoy.

2. The Height

The proposed development at 157 Victor Rd appears to be 2 stories higher (~5.1m) than our property. It is very difficult to tell from the plans but it looks like it exceeds the 8.5m standard requirement by approximately 6m (~14.5m).

The North-Eastern corner of the proposed development would have a significant adverse visual impact upon our property at 159 Victor Road. The proposed addition will loom over our adjoining building, will appear overbearing and visually dominant and will have a catastrophic impact to our privacy.

3. Side envelope

As far as we can determine from the plans looking at the East elevation, more than half of the proposed development would sit outside the requisite 4m side boundary envelope control.

This proposed inadequate spatial separation between the houses would have an adverse privacy impact and be visually dominating.

4. Bulk

We are concerned that the proposed development will be visually bulky and inconsistent with the streetscape. It provides no articulation and does not respond to the topography of the site.

The portion of the proposed building exceeding the height limit will present as excessively and disproportionately bulky from 159 Victor Road as the building will be approximately 5m higher than what is envisaged by the planning controls.

The result will present a massive three storey building to the ridgeline when viewed from street and public spaces to the east of the site. The design does not provide sufficient articulation to reduce visual dominance. Once again, this would have a catastrophic impact to our privacy.

5. Ambiguity of the Plans

It is very difficult to tell from the plans but we cannot see any provision for a deck on the lower ground floor. This leads us to think that the plans are ambiguous/ incomplete because they show two sets of 'unlabelled' (what we believe to be) double / sliding doors on the East elevation at this level, despite a drop exceeding 5m. It is important for us to note that the existing deck on the lower ground floor is being incorporated into the proposed building. Any new proposed deck added to this extended Eastern footprint would further increase the privacy, bulk and height impact to our property.

In conclusion, this proposed development would have a catastrophic impact on our privacy at 159 Victor Road. It would have a significant negative impact on our amenity and our personal space because it is simply too high, too close and too imposing.

Should you wish to discuss these issues any further, please feel free to contact us.

Tim and Fran Powell