
Sent: 17/11/2020 12:51:14 PM
Subject: Online Submission

17/11/2020

MR John Norman
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RE: Mod2020/0537 - 19 Mons Road NORTH BALGOWLAH NSW 2093

Hi Penny,

We object to the development application on the basis that the proposed dwelling exceeds the southern side boundary envelope.

If the first floor level RL has increased, but ground has not (survey) then the first floor is higher off the ground than first indicated.

The first floor level RL is now 103.19m, which means the the ground to first floor height is between 4.69m and 5.19m (this is based on the contour site map indicating ground at this point on the Southern Elevation is between 98m and 98.5m i.e. 103.19 minus 98.5 or 103.19 minus 98 equals 4.69m or 5.19m).

However, the 4m side building envelope is drawn above the first floor level heights of 4.69m minus 5.19m, which is incorrect (refer to Western Elevation diagram). The actual allowable envelope is lower than what is drawn.

Therefore the proposed dwelling does not fit into the envelope from the southern boundary and would impact the amount of light our house receives.

Regards,

John Norman and Kellie Power