

# My Submission to Northern Beaches Council

Attention: Thomas Burns Planner Re: Mod2020/0715 - DA2018/0612  
7 Pavilion Street, Queenscliff

All the structures on the north/eastern seaside courtyard ~~back~~ areas of 7, against and near our joint boundary, were removed and rebuilt at least one metre closer to the cliff edge as you can see from IMG 5496 dated 22/1/21 compared to IMG 1608 of the original courtyard, dated 1/2/19. This is not as per the approved drawings, which matters I have discussed with your Compliance Officer, Blake Cousemaker, who visited our home on Tuesday 2nd February and who has copies of all the photos which detail this cliff edge area prior to DA and Mods and after construction i.e. what exists today. The newly built structures are all at least one metre closer to the cliff than actually approved on the DA and Mod plans as above.

With regard to the Nolan Planning diagram in this MOD2020/0715, the 2 highlighted areas are not correctly drawn, as the roof and gutter were built (IMG 5110), and later a new scaffold was constructed to add the box like ceiling structure that now exists built out to the East from that gutter, IMG 5264 taken 18/5/20.

IMG 5496 & 6529 show the rebuilding of the steps down to the circular balcony area which have moved closer to the cliff edge and the construction of the new outdoor kitchen larger and closer to the cliff edge. The positioning of the pagola posts closer to the cliff and taller than originally, which sit directly in our living room views. The approved plans state "replace existing pergola" and MOD 0173 calls it an 'operable roof'. This pagola is not built to scale as per the approval.

There are many changes and extensions along the cliff front façade that do not agree with the approved drawing DA03 in MOD 0173 and the current MOD 0715.

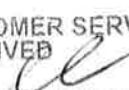
I understand that approvals have been granted in arrears of building works already carried out, such that the glass balustrade/fencing at the pool cliff edge is only 600mms high adjacent to a 30 metre drop, and that sliding doors open from the house onto the pool area without a fence or gate.

I would like the box like structure added to the N/E gutter to be removed as it was never in the approvals. It is drawn inaccurately in Nolan Planning's diagram in this Mod, when in fact the box is built out 400mm approx. to the east from the gutter. This box sits in our view from our bedroom. I request that the Pagola/Operable Roof be set back 1 metre from the current temporary position of the 2 posts (and temporary roof) and be rebuilt as scaled in the approved drawings. I question the cliff setback compliance of this structure?

I would appreciate your urgent attention to this latest MOD application for the reasons of non compliance.

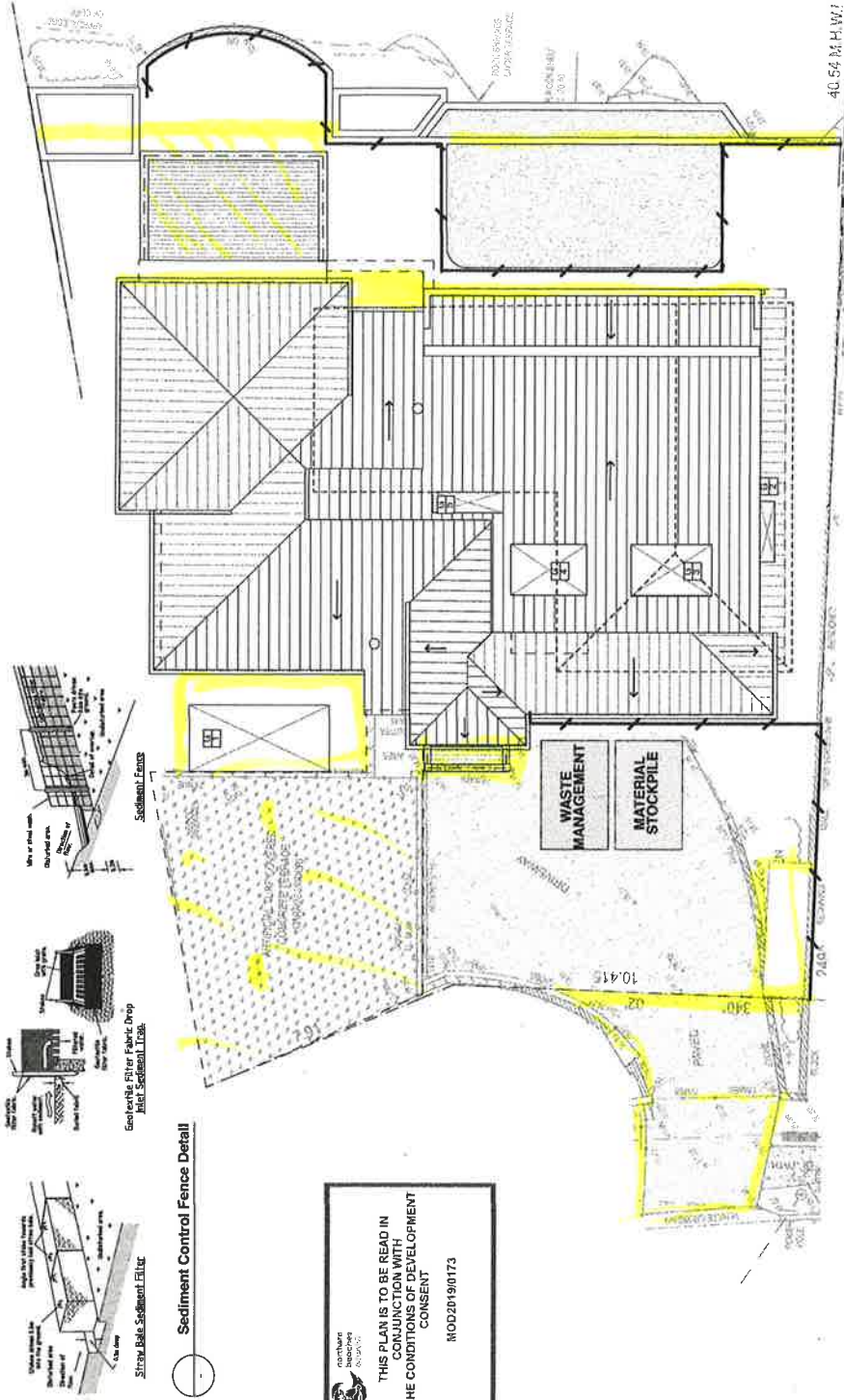
Yours sincerely  
Elyane Messara



NORTHERN BEACHES COUNCIL
8 FEB 2021
DEE WHY CUSTOMER SERVICE RECEIVED
Signature 

NB - Please upload to this DA & Mod as  
above

1mg. 7134. 2/2/21



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2019/01173

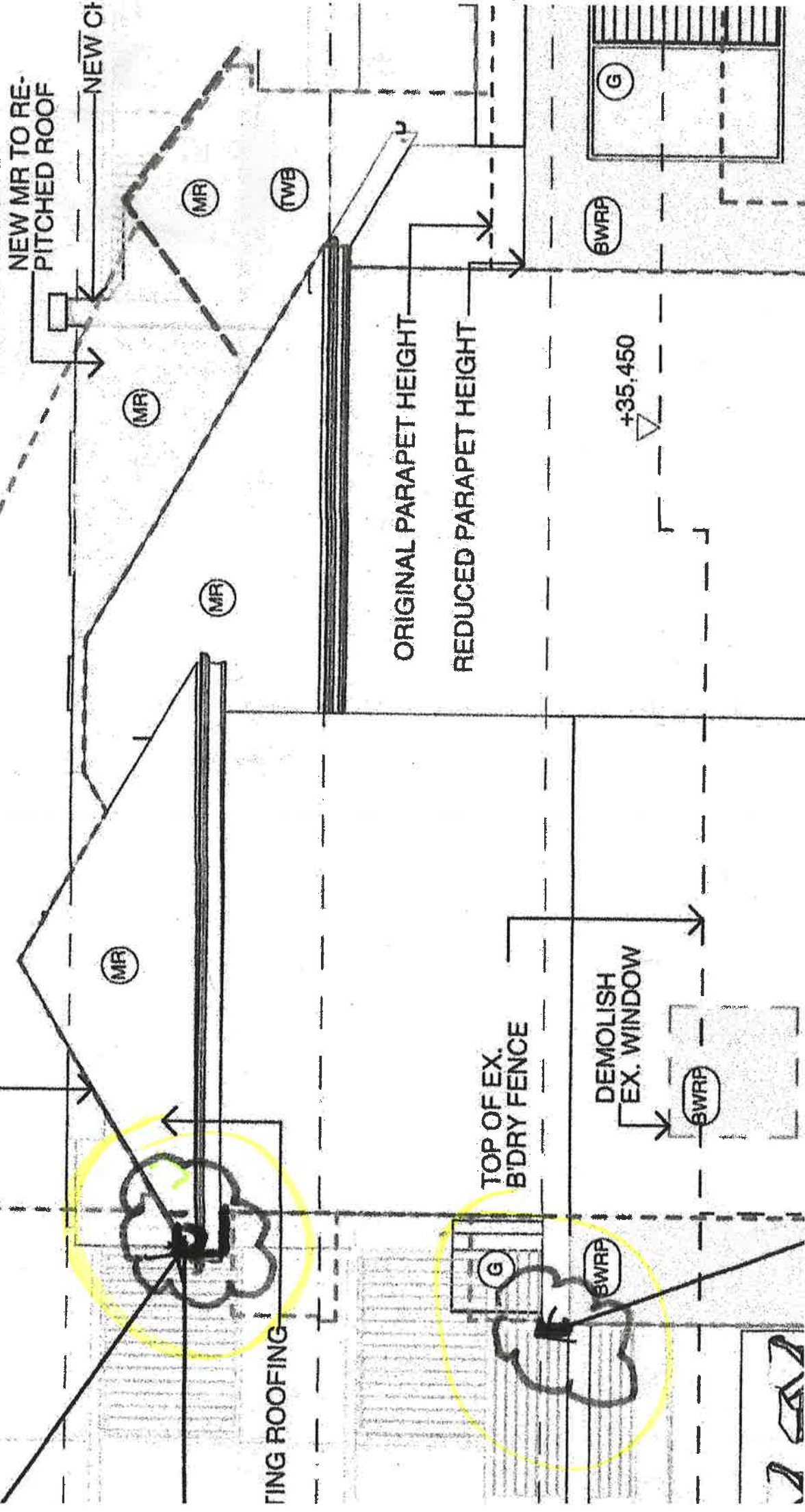
<p><b>Project</b> Quarry House  <b>Address</b> 7 Pavilion Street  <b>Client</b> Margaret O'Leary</p>		<p><b>Drawn no.</b> DA22  <b>Revision</b> A</p>
<p><b>Company</b> ARCHITECTS  <b>PO Box 1000</b>  <b>Phone</b> 08 941 1111  <b>Website</b> www.architects.co.nz</p>	<p><b>Issue</b> Section 4.3.5 Issue</p>	<p><b>Scale</b> 1:100</p>
<p><b>Project</b> Quarry House  <b>Address</b> 7 Pavilion Street  <b>Client</b> Margaret O'Leary</p>	<p><b>Drawn no.</b> DA22  <b>Revision</b> A</p>	<p><b>Scale</b> 1:100</p>

1300

DOTTED IN BLUE

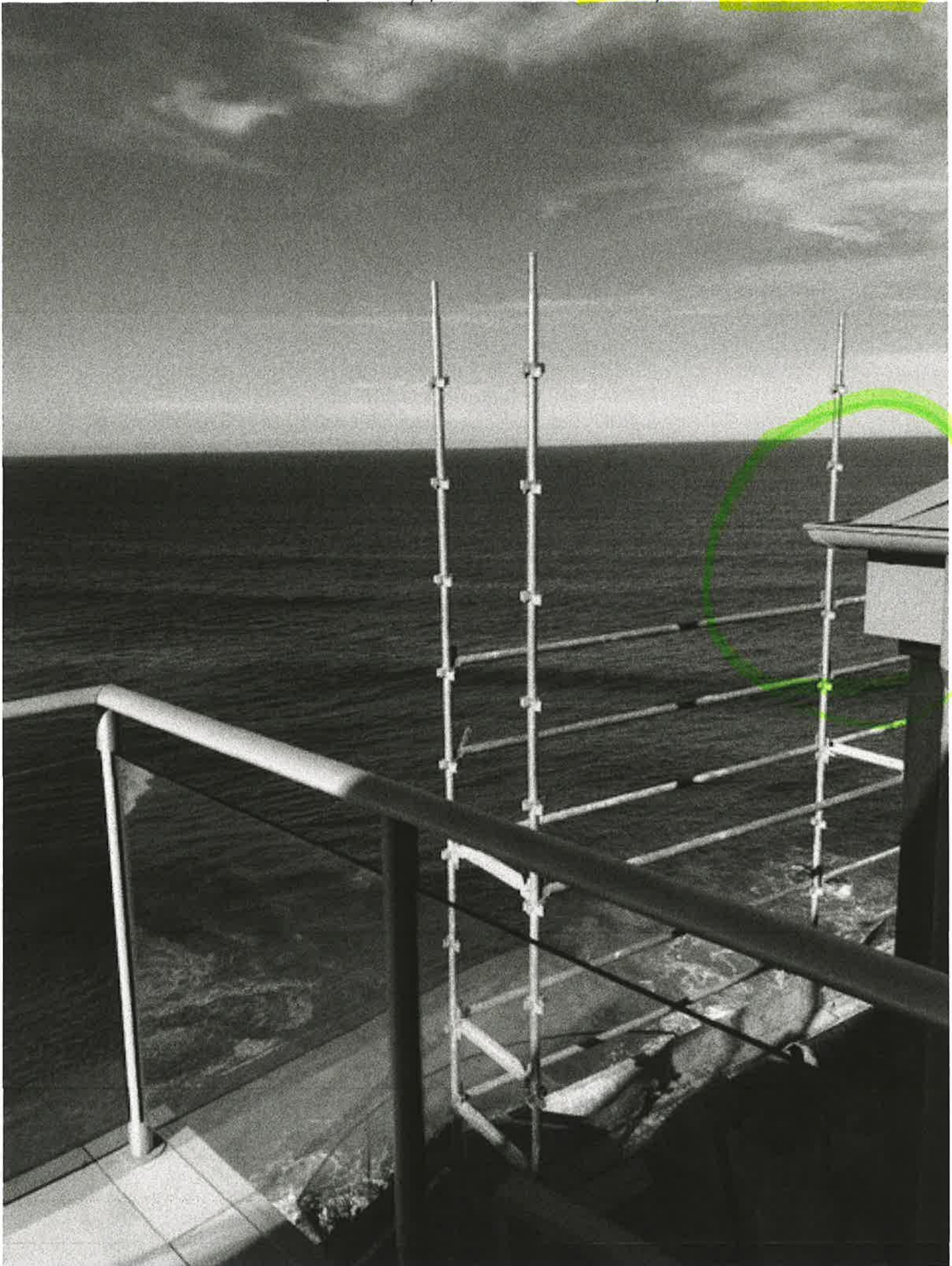
Mod 2020/0715 Nolan Planning

APPROVED DA 2018/0612 SHOWN DOTTED IN RED





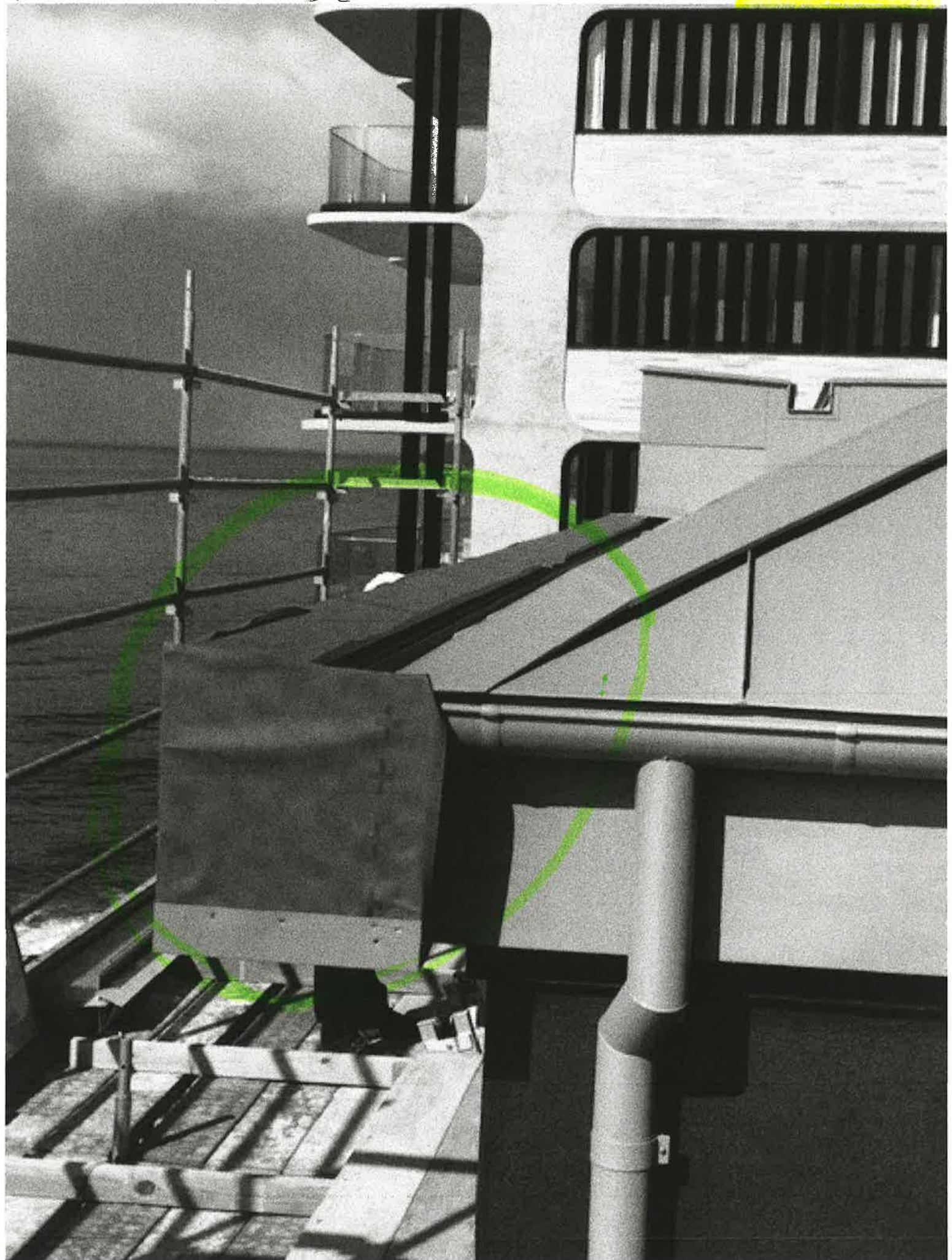
New Sotter as per approval in DA2018/0605/MG-5110



7 Pavilion St Queenscliff

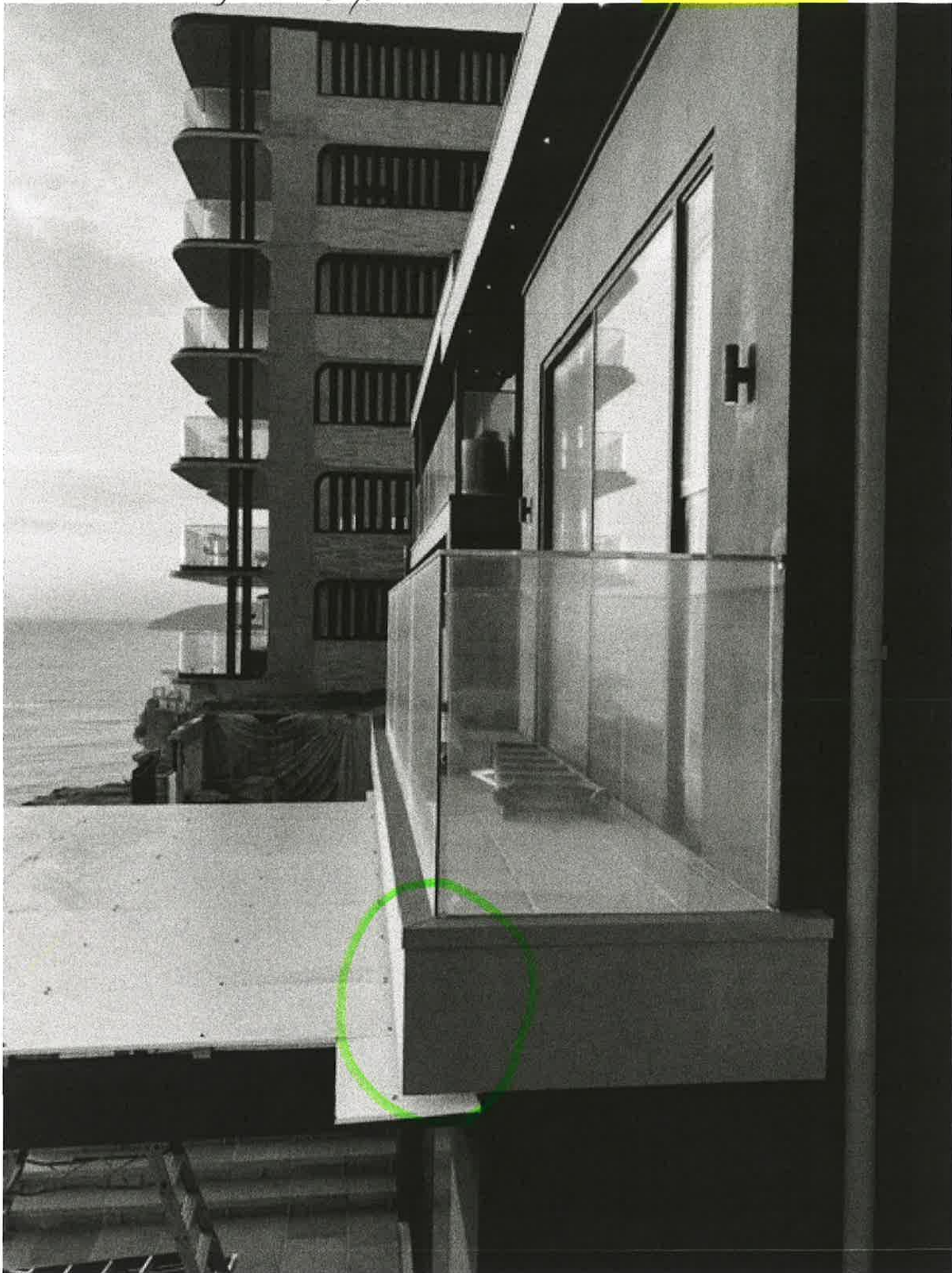


Box gutter/ceiling (with light added underneath) Taken 18/5/20  
IMG-5264





Lvl 2 Balcony Extended 250mm approx beyond wall below - IMG 6624



7 Pavilion St, Courtyard IMG-1608 1 February 2019

Original courtyard - Viewed from No 9.



1 Feb 2019



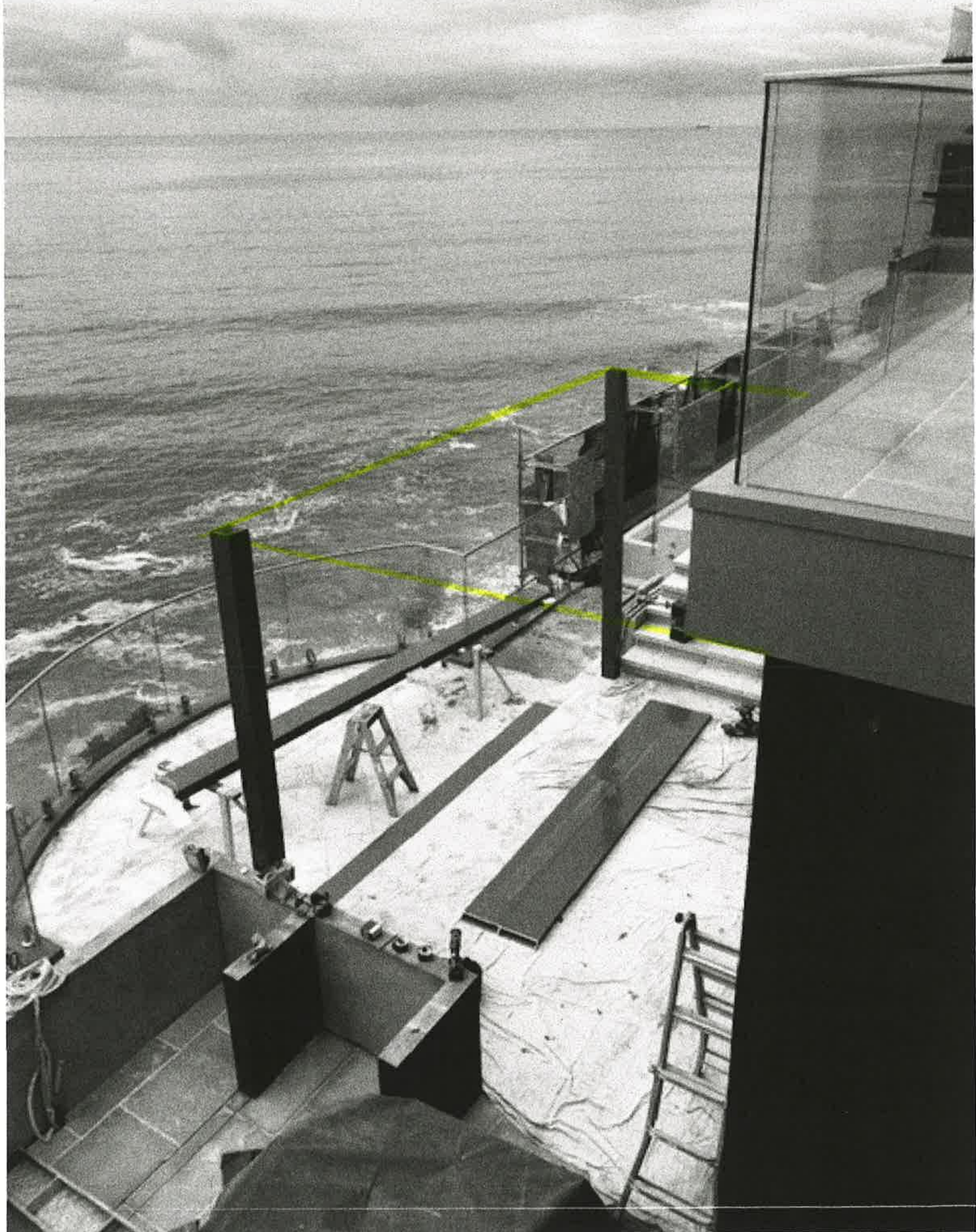
7 Pavilion - Extension of steps & upper deck area

1MA-5496 taken 20/6/20





Extension of Lvl 2 Bakery, Courtyard, Steps & Pagoda to cliff 1MA6529 Nov 20



7 Pavilion St, Queenscliff



7 Pavilion St,  
IMC 7042

26. Jan 2021

Rebuilt Courtyard & Extended Pagola.



26/1/21 IMC 7042 26 Jan, 2021