
Sent: 25/06/2024 2:54:15 PM
Subject: DA 2024/0704 Objection

Dear Sir/Madam

Re: DA 2024/0704

Lot 1 DP 210445 3 Kanangra Crescent, Clontarf

We wish to object to the above application for the following reasons:

1. The existing residential building is of considerable dimensions, not only for its width (almost boundary to boundary), but particularly with regard to its height above Heaton Avenue. The allotment has frontages to both Kanangra Crescent and Heaton Avenue, the land itself falling away rapidly towards Heaton Avenue. Therefore the bulk of the building stands high above Heaton Avenue, where our property (5 Heaton Avenue) looks up very steeply towards the house 3 Kanangra Crescent. Consequently the proposed additions to the northern and southern extremities of that house, particularly the higher roofing there will further reduce sunlight reaching our home at 5 Heaton Avenue.

2. We have been unable to locate a shadow diagram attached to the application, which I have seen in other development applications. Such a diagram would show the extent of additional seasonal shadowing on our home, which is most important in winter months. Therefore we are unable to properly assess this important affect of the proposed additions, but we wish to maintain our objection, unless it can be shown by such a diagram that there will be no adverse affect on our home.

3. The proposed covered deck on the highest level will look directly down onto our home below. At present trees near our front fence partly interrupt the sight lines between the two properties, but some of those trees are of advanced age and may not be present in a few years time, replacements taking decades to grow. Therefore in the meantime our privacy will be compromised.

I look forward to learning the result of Council's deliberations.

Yours faithfully
Nicholas Heath and Catherine Schemmer
5 Heaton Avenue, Clontarf