
Sent: 7/06/2021 12:28:31 PM

Att: DEAN PATTALIS - Development Assessment - MOD2021/0276-N0832/01 LOT

Subject: 4 DP 14882 154 CABARITA RD AVALON BEACH - Fwd: Emailing: Letter to
Complainant - EPA2020/0360 - 154 Cabarita Road AVALON BEACH NSW 2107

ATT: DEAN PATTALIS

Dear Dean

We are concerned with the following application - please see email correspondence below with
with Matt Dunn.

The illegal half built roof structure in place does not conform with the plans submitted and the
new roof line on the illegal structure is much higher than the 200mm drawn into the plans. (IT
IS PLAIN TO SEE WHEN LOOKING AT THE PROPERTY IT SITS AT 1,155MM) We believe it
now sits in line with the highest point of the roof which is illegal, blocks out a portion of our
view, and is not in keeping with any of existing roof lines surrounding the property.

Right now we feel like if this plans gets approved, they will complete works on their existing
illegal structure in the hopes that we just give up.

Please help us enforce what has already been told to them, and ensure that our property does
not suffer from illegal building work (already half undertaken).

Our proposal is for 154 Cabarita to build their vergola (as approved in original plans) in line
with all of the other vergolas already in the street. ie: FLAT.

We appreciate you looking at this, and protecting our property and the others surrounding, from
illegal building work.

Regards

Chris and Liz



Chris Baker | Director

Grandis | Sydney | Australia

e: chris@grandis.com.au | w: www.grandis.com.au

p: +61449696979



----- Forwarded message -----

From: **Chris Baker** <chris@grandis.com.au>

Date: Tue, Feb 16, 2021 at 3:51 PM

Subject: Re: Emailing: Letter to Complainant - EPA2020/0360 - 154 Cabarita Road AVALON
BEACH NSW 2107

To: Matt Dunn <Matt.Dunn@northernbeaches.nsw.gov.au>

Hi Matt, nothing has been demolished and a reflective tarp has been put on the frame work which is a total eyesore.

What are your actions moving forward?

Thanks Matt.

Chris



Chris Baker | Director

Grandis | Sydney | Australia

e: chris@grandis.com.au | w: www.grandis.com.au

p: +61449696979



On Tue, Feb 16, 2021 at 3:17 PM Matt Dunn <Matt.Dunn@northernbeaches.nsw.gov.au> wrote:

Hi Chris,

Can you please confirm whether the unauthorised works (i.e. roof framing constructed off the northern elevation balcony) have been demolished?

Kind regards,

Matt Dunn

Acting Team Leader Building Control

Building Control

t 02 8495 6532 m 0466 855 721

matt.dunn@northernbeaches.nsw.gov.au

northernbeaches.nsw.gov.au



From: Chris Baker <chris@grandis.com.au>

Sent: Thursday, 11 February 2021 2:13 PM

To: Matt Dunn <Matt.Dunn@northernbeaches.nsw.gov.au>

Cc: Liz <lizhodes_11@hotmail.com>

Subject: Re: Emailing: Letter to Complainant - EPA2020/0360 - 154 Cabarita Road
AVALON BEACH NSW 2107

Hi Matt

We tried reaching you today and left a message on your mobile.

Thanks

Chris

-

0449696979

www.grandis.com.au

On 1 Feb 2021, at 07:52, Chris Baker <chris@grandis.com.au> wrote:

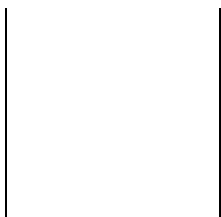
Hi Matt,

Good morning.

Can you give me an update of what happens now please.

Look forward to hearing back from you.

Chris

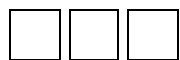


Chris Baker | Director

Grandis | Sydney | Australia

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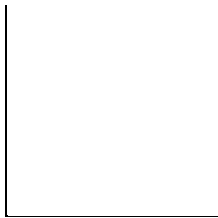
On Mon, Jan 18, 2021 at 1:51 PM Chris Baker <chris@grandis.com.au> wrote:

Hi Matt,

Just following up to see what the progress has been on this, as the time frames are now exhausted.

Please let me know the next course of action, and have a great day.

Chris



Chris Baker | Director

Grandis | Sydney | Australia

e: chris@grandis.com.au | w: www.grandis.com.au

p: +61449696979



On Fri, Jan 8, 2021 at 10:50 AM Chris Baker <chris@grandis.com.au> wrote:

Thank you for the feedback Matt.

When will we hear back from you then please? I thought you mentioned they needed to provide details by 28th December?

Look forward to hearing back from you.

Chris

-

0449696979

www.grandis.com.au

On 8 Jan 2021, at 09:13, Matt Dunn <Matt.Dunn@northernbeaches.nsw.gov.au> wrote:

Hi Chris,

Council has issued a Notice of Intention to serve an Order to demolish the unauthorised works.

The period of time for the owner to make representations to the proposed Order expires today. We will need to see if we receive any representations prior to determining whether to issue the formal Order.

Kind regards,

Matt Dunn

Senior Compliance Officer

Building Control

t 02 8495 6532 m 0466 855 721

matt.dunn@northernbeaches.nsw.gov.au

northernbeaches.nsw.gov.au

<image001.png>

From: Chris Baker <chris@grandis.com.au>

Sent: Tuesday, 29 December 2020 2:38 PM

To: Council Mailbox <council@northernbeaches.nsw.gov.au>

Subject: Re: Emailing: Letter to Complainant - EPA2020/0360 - 154 Cabarita Road
AVALON BEACH NSW 2107

Hi Matt

I would like to follow up and see if there has been any further movement on any of this?

Your help would be really appreciated on this.

I trust you have had a restful and great break.

Kind regards

Chris

[<~WRD0000.jpg>](#)

Chris Baker | Director

Grandis | Sydney | Australia

e: chris@grandis.com.au | **w:** www.grandis.com.au

p: +61449696979

[<image002.jpg>](#)

[<image002.jpg>](#)

[<image002.jpg>](#)

On Mon, Dec 7, 2020 at 11:18 AM Matt Dunn
<Matt.Dunn@northernbeaches.nsw.gov.au> wrote:

Dear Mr Baker,

Please find attached correspondence from Northern Beaches Council in relation to your recent enquiry.

Kind regards,

Matt Dunn

Senior Compliance Officer

Building Control

t 02 8495 6532 m 0466 855 721

northernbeaches.nsw.gov.au

<image003.png>

Northern Beaches Council

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