
Sent: 14/10/2019 4:11:42 PM
Subject: DA2019/0191

Joanne J Slip
Unit 6
4 West St
Balgowlah NSW 2093

14 October 2019

Dear Sir/Madam,

I have previously made a submission online but have been advised to follow up with a more formalised letter outlining my concerns.

REFERENCE DA No 2019/0191

SUBMISSION FROM NEXT DOOR NEIGHBOUR

The subdivision sought by the Applicant in this DA, will be the precursor to a subsequent DA application for the construction of a development on this land.

My home (unit 6) will be the most affected by a subdivision and subsequent development on the subject land.

Therefore I request that Council's planning committee make a site inspection, including visiting my unit, prior to finalising its DA recommendation report on this application.

This is because the subject site has considerable fall (circa 10m plus) and therefore the siting of a future dwelling/development, will have a direct bearing on the affectation of the quiet enjoyment of Unit 6.

Provided the DA plans for subdivision, comply strictly with all the requirements for such subdivision, then I request that any approval be conditioned with respect to any future development proposal (as tabled below), otherwise (if the application is not fully compliant) **Council should not approve the subdivision application.**

If the planning report recommends approval of this DA, my request is that the approval include the following conditions, to prevent a future applicant from applying for an inappropriate over development of the site, that could adversely affect my quality of life.

Condition 1 - Single residential dwelling

Condition 2 – six (6) m height limit from existing NGL

Condition 3 – six (6) m setback from the common boundary for a two level dwelling (second story),

Condition 4 – four (4) m setback from the common boundary for a single level dwelling (first story),

Condition 5 – eight (8) m setback from the boundary of the existing dwelling on the allotment that is the subject of this DA,

Condition 6 - Orientation of outdoor entertaining areas (facing East or ENE & if not, then acoustic and visual screening be required)

Condition 7 - Car parking to be not located in the vicinity of the common boundary, nor affecting the occupied level of Unit 6 & sufficiently enclosed to eliminate noise and headlights impacts.

Condition 8 - External Lighting on a future development to be moderated so as not to wash the habitable level of Unit 6.

Thank you for the opportunity of commenting on this DA.

Please circulate me in on the draft report prepared by the Planning Section, so I can point out any errors, and comment on any issues raised, prior to its finalisation.

Yours sincerely

Joanne J Slip