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**Sent:** 29/08/2019 1:34:19 PM  
**Subject:** DA2019/0839 4 Ocean view Way Belrose.

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From Alan Geary  
10 Ocean view Way  
Belrose

I strongly object to this version of the application for the below reasons.

1. The applicant submitted this DA without final Lyndhurst Estate Neighbourhood Committee or General meeting approval. The plans were not circulated till 3 weeks after the last committee meeting was held and no group discussion on these DA plans have been had by either the affected owners nor the Lyndhurst Committee. Please validate with our Property Managers, Lamb and Walters.
2. There is a call by a majority of committee members for a special committee meeting, planned for next week, to not approve the incorrectly recorded last minutes which, it would seem, were used by the new Chairman, who is also the DA applicant and the New Secretary, to deceive the committee and the council that approval had been properly given.  
It is impossible to give approval ahead of sighting any plans to be approved. They could well be plans for a new Sydney Harbour Bridge.
3. As a former Chairman and the former Secretary till the end of July this year we have been working through rounds of owner discussions and committee reviews with the applicant and we were close to a final decision but always dependant on sighting and approving the new plans. The applicant was reticent to have plans drawn up till provisional approval was given hence no review/check by owners or committee has been had to date. Nor was one called for by the new Chairman/Applicant.
4. This very large structure makes a long and still high inroad into what are rear valley views for our neighbouring Owners over each other's back gardens. It is not inline with the house building but creates a long protruding L leg to the existing building blocking detracting from the views of many of the 7 plus owners who share this rear gardens viewing area.
5. The applicant has been reminded many times to consider and show in the revised plans consideration for the Neighbourhoods main Oceanview Way sewerage line which runs directly across his back garden, parallel with the stormwater drain which is parallel to the rear fence. Probably some 3-4 metres plus in from the rear fence  
This has not been done and he will have to apply to Sydney Water for approval and plans. The Neighbourhood Committee would certainly not approved building over or even near this sewerage for reason of maintaining economic repair easement and access.
6. Considering the long intrusion into the valley rear gardens valley views and the closeness of the structure to the Neighbourhood main sewer and the significant down slope of the land to the rear facing neighbours who will be getting views of the building from well below what could be consider privacy levels there should be at least the minimum of a 6 metres set back from the rear fence for this structure.
7. There are several other verbally agreed conditions previously discussed which we are unsure if they have properly been included on the DA, particularly provision for line of sight mature vegetation planting to ease privacy visibility on the 3 rear boundaries.
8. The Neighbourhood committee would need written assurances that any required connections to our services are approved before closure and warranted in case of any needed repair.

Your sincerely  
Alan Geary