
Sent: 20/09/2019 8:32:44 AM
Subject: Submission DA 2019/0932
Attachments: Submission DA2019 0932.pdf;

20 September 2019

Mr Kent Bull
Planning Officer
Northern Beaches Council

Dear Mr Bull,

We refer to DA 2019/0932 for the creation of a Granny Flat within the residence of 11 Farnell St:

- 1) Details regarding the layout and dimensions of the Granny Flat are (typically) absent for this application. It is obvious from previous DA plans that the Granny Flat significantly exceeds the maximum allowable area able to be approved by Northern Beaches Council by a significant margin above the maximum 75sqm and cannot be supported. Warringah LEP 2011 6.10 (3)(a)
- 2) In respect to the above the fire report is invalid for an area above 75sqm.
- 3) The application fails to address the G3 window to the South that looks directly into the Southern neighbouring lounge room, children's bedroom and bathroom. This has been raised with Council in previous non-compliant and illegal building works by the applicant. There is now only partially obscured glazing for privacy to a low height that incorporates opening louvre windows that totally defeats the purpose of the obscured glazing. With the change to the use of the area it requires to be fixed obscured glazing for the entire window to protect privacy. Otherwise we would be required to lodge a DA to ameliorate the absolute lack of privacy.
- 4) The applicant states that the residence has off street parking which is never used by the applicant but is used for storage for an unlicensed business. There is extremely limited parking available on Gardere Avenue, on a dangerous blind corner, where cars are parked by the applicant on Council Property (Nature Strip) and road and not within the premises (see attached photo's). Similarly, on Farnell Street there is limited street parking, especially during summer months which often results in driveways being parked across.



- 5) We note that the applicants have been issued a Final Occupation Certificate for their development by Northern Beaches Council after continued illegal building works in breach of DA consent and in breach of current Court Orders that are yet to be complied with since August 2017. Council have been sent and advised of the Orders and requirements. Specifically, issuing the current Occupation Certificate is in breach of current Land and Environment Court Orders.

- 6) There is no detail of the stairs being built on any plans.

Yours Sincerely,

Sally Hopkins

John Hopkins

John & Sally Hopkins