
From: Felicity Hayward
Sent: 17/11/2024 6:34:25 PM
To: Council Northernbeaches Mailbox
Subject: Submission pertaining to Amended Plans: DA2024/1194

Dear Northern Beaches Council,

Following our initial concerns regarding the original plans for DA2024/1194 (outlined below), we have identified further issues with the amended plans, particularly relating to the permitted versus proposed buildable area.

The proposed buildable area exceeds the permissible limit by approximately 57.99m², creating an opportunity to design beyond a limit which will significantly compromising our privacy on the ground level and directly into our master bedroom and ensuite upstairs.

We are concerned that the Council is considering plans that allow for construction beyond the envelope on such a modest block. If similar allowances were made consistently, it would ultimately alter the character of Avalon. Given the block size of 490.4m², the proposed dwelling appears disproportionately large. We are unsure how this could be deemed acceptable within Council guidelines.

While we have no objections to the design's aesthetics, the size of the development raises serious privacy concerns for our home and may negatively impact our property's value.

We look forward to the upcoming site visit next week and hope to work together toward a suitable solution.

Thank you for your attention.

Kind regards,
Felicity and Andrew Bonello

On Sat, Oct 5, 2024 at 12:51 PM Felicity Hayward [REDACTED] wrote:
Dear Northern Beaches Council,

As the eastern neighbour located at 12 Elaine Avenue Avalon Beach, we are responding with regard to the DA2024/1194 for 618 Barrenjoey Road Avalon Beach.

Our major concern with the proposed development is the impacted privacy of our home.

Within the DA documentation, Slide 13 of 27 shows a finished floor level of 15.040 which stands above the rear of the granny flat roof and allows people to stand on the proposed balcony (D1.5) and at the proposed window (W1.5), which looks directly into and through our property.

We already have a privacy issue with the existing granny flat, however, as this was completed through CDC we were not supported by the council around this. Given this is a DA with a finished floor height of the 2nd level now completely impacting our privacy, we have major concerns.

Additionally within the proposed design, there are no fixed screens proposed to accommodate our impacted privacy.

Slide 10 of 27 shows two angled orange lines which, if we understand correctly, shows that sections of the second storey sit outside the envelope.

This then allows the rear of the building to have a viewing platform into our property and jeopardizes our privacy.

By way of the natural lay of the land, our property sits lower and we understand that our rear neighbours will look down into our space, however the question we have with these plans is how much of our privacy will be taken away and what can be done to prevent loss of privacy.

We look forward to your response.

Felicity and Andrew Bonello

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Felicity Bonello

Freelance Journalist // Writer // Producer

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E: [REDACTED]

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