
Sent: 17/12/2020 2:37:16 PM
Subject: DA 2020/1392

I am the owner of 69 Pacific Road - eastern neighbour to 73 Pacific Road.
I have no issue with co-residents increasing their carport/garage capacity in a sensible way but to put a rooftop pooldeck/terrace on top of a huge structure, directly in my eye-line is very intrusive. Council usually does not support rooftop terraces and this is far worse - a rooftop pooldeck! The noise from a pooldeck is likely to be much more offensive than a terrace and having to look out over scantily clad men, women and children, all day every day, is very offensive.

To augment my previous objection I would like to point out the specific clauses contained within the DCP that the proposed development contravenes:

C1.1 Landscaping

I have looked at the plans and in my view there is no way the new development delivers more soft landscaping as is in the submission. Council should look very closely at what has been classified as current and future landscaping. Having lived next door for a number of years the size of the current dwelling has always minimised any soft landscaping and I encourage council to take a very close look at this at the what has been designated soft and hard.

C1.5 Visual Privacy :

From 69 Pacific Road we would have direct view over more than 50% of the proposed pool deck as it is well forward of our building line. We would have direct eye contact (and obviously vice versa) with whoever was on the new pool deck. From our guest bedroom we would almost be in touching distance with a view of far more than 50% of the pool deck.

C1.6 Acoustic Privacy : To quote the DCP directly

Outcomes

Noise is substantially contained within each dwelling and noise from any communal or private open space areas are limited. (S)

Noise is not to be offensive as defined by the *Protection of the Environment Operations Act 1997*, including noise from plant, equipment and communal or private open space areas (S)

The proposed pool deck would be 100% outdoors and directly in front of our house. Of all areas likely to generate noise a pool area would be top of the list. The existing pool area already generates significant noise when in use. Pool parties etc. would be very offensive.

C1.19 Incline passenger lifts : To quote the DCP directly

Controls

Incline passenger lifts and stairways shall:

- be designed and located so they do not involve excessive excavation, or the removal of natural rock or trees, and

- be erected as near as possible to the ground level (existing) of the site, and shall not involve the erection of high piers or visible retaining structures, and

- be located and designed to minimise the effects of noise from the motor and overlooking of adjoining dwellings

The proposed lift fails the test on all three of these issues and is directly outside our main bedroom and guest bedroom on the western side.

I would strongly encourage council to reject this application. I should point out that during this entire process the applicant has not even bothered to contact me for my opinion of the proposal.

regards

Frank Mellish