
Sent: 2/12/2019 11:44:58 PM
Subject: DA 2019/1265

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30.11.19

Northern Beaches council.
Attn. Thomas Prosser.

Dear Mr Prosser,

I am the owner of 11 Monash Crescent, Clontarf and am writing in response to the DA 2019/1265 additions and alterations to 15 Monash Crescent. I know this house well having lived on Clontarf Beach since 1968. I recall the Waterhouse design that existed there previously which provided wonderful character for the beachfront. I indeed wish that the same theme existed today.

I would like to make the following comments on the proposal that will have a substantial negative impact on the amenity of the area.

The applicant is asking for a new lift and stair to access the existing roof terrace. The stairs and the lift replace an existing spiral stair from a first-floor terrace.

The proposed stairs and lift directly connect the roof terrace with the kitchen and ground floor living areas and will result in the potential intensification of use of the roof terrace.

Any intensification of use of the roof area as an outdoor living space and entertainment area will have significant negative impacts on the amenity of the street including.

a- Increased overlooking of adjacent properties with a subsequent loss of privacy. It should be noted that most properties in the street have living areas on the ground floor and bedrooms to upper levels. The roof terrace will have the potential to overlook into bedrooms of adjacent properties as well as adjacent open space.

b- Increased potential for noise generation. Monash crescent is a flat street with primarily 2 storey houses. A large roof terrace has the potential to generate a large amount of noise in what is currently a very quiet area. As the roof terrace is open the sound will not be contained but will radiate 360 degrees. Noise generation could be exacerbated by the possible use of battery-operated portable speakers.

c- The proposed lift and roof access stair breach the permitted height limit of the area.

d- It appears that the existing roof area is an accessible roof and not an approved roof terrace. The applicant seeks to change the use of this area and upgrade with improved access and the installation of new clear glazed handrails to all sides as the existing building parapet is not compliant for accessible areas.

I would like council to consider this proposal and not permit direct access to the roof area and not permit this area to be used as recreational open space.

Permitting the existing roof to be converted into a roof terrace, as proposed, has the potential to have serious, long term and substantial negative impacts on both neighbouring and adjacent properties. If approved there will be no controls on noise, overlooking or the erection of temporary shade structures that could further intensify the potential use of what is currently an accessible roof.

Kind Regards,

Matt and Helen Hayes
11 Monash Crescent Clontarf