
Sent: 30/07/2020 2:42:10 PM
Subject: Online Submission

30/07/2020

MS SALLY WOOD
455 Tallwood RD
BENEREE NSW 2798
ilma2000@ymail.com

RE: Mod2020/0291 - 113 Gondola Road NORTH NARRABEEN NSW 2101

Dear Gareth,

We are the owners in 118 Rickard Road, North Narrabeen, and share a common boundary line with 113 Gondola Rd and our property.

We submit this as an objection to the amendments to application Mod2020/0291 being
Section 455 (1a) Minor Environmental Impact - Modification of Development Consent
DA2018/1841 granted for alterations and additions to a dwelling house.

The extension of the studio along the rear boundary is a doubling in size of the footprint of the previously approved studio. If approved, the modified studio will occupy most of the rear boundary and, with the extremely close proximity to the rear boundary, of 1.1 metres, we are concerned it will create an unreasonable and negative visual impact from our property.

The 1.1 metre distance to the rear boundary will make it extremely difficult to successfully plant screening plants behind the studio. There will be a significant loss of garden and foliage with this current modification application, as is. The entire land space of 113 Gondola Rd will be a densely built up block.

The proposed rear structure would be a denser, and much more significant structure than the originally approved design, which also gives us concerns in such close proximity to the shared boundary, with its visual and potential noise impacts.

It is our understanding, as per Pittwater DCP guidelines, that land zoned as R2 low density residential requires a 6.5 metre rear building line setback. We do not feel that this proposal meets this as the entire studio structure will be built beyond this line. This closeness in proximity to our shared rear boundary will limit our options for future use of the land towards our rear boundary.

With our regards, and thanks in anticipation of your consideration of our concerns as listed above,

Sally Wood Jessica Weight
M 0408437657 M 0419356579