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**Sent:** 11/06/2019 12:16:00 PM  
**Subject:** Submission for Application Number: Mod2019/0253

Dear Sir/Madam,

Thank you for the opportunity to provide a response to Mod2019/0253 at 24 Lancaster Crescent. I like to advise the following significant concerns.

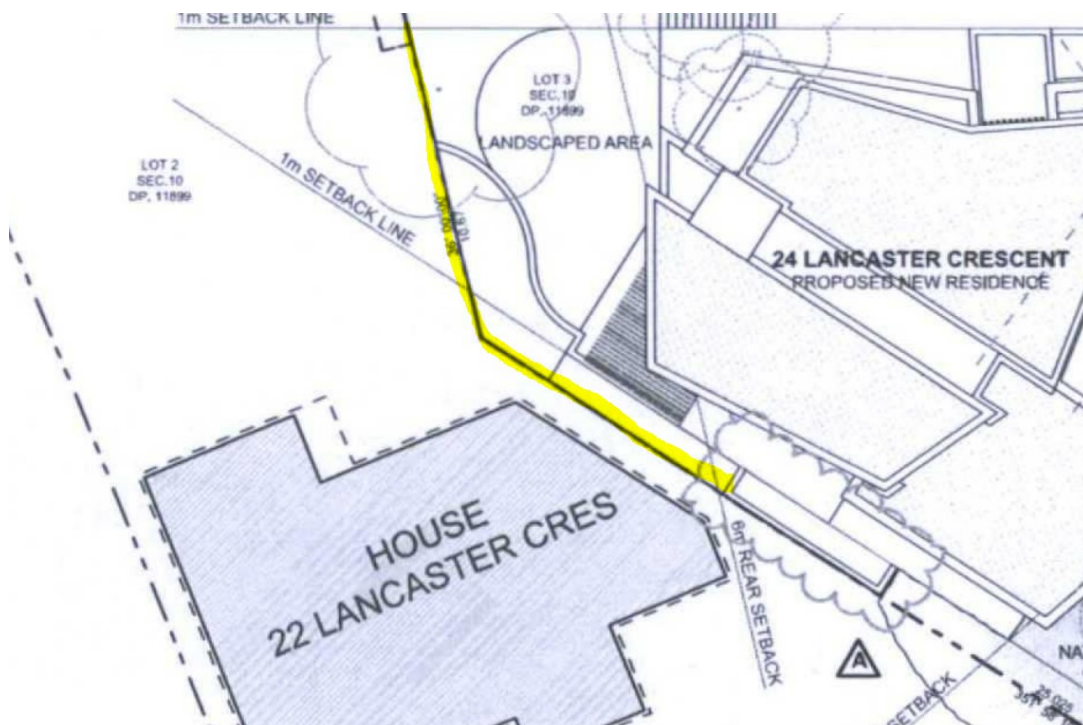
**Boundary fences:**

The applicant has already constructed a non-approved masonry boundary fence which ranges from 2.4 to 2.5m high on the south-western boundary and greater than 1.8m on the western boundary of 24 Lancaster Cres with 26 Lancaster Cres. Although this boundary fence height has not been explicitly included in this modification application, the boundary fence has been shown in the document **Mod2019/0253 Plan – Notification**. This fence was absent in the original DA **DA2016/0963 - Plan – Notification** and previous modification **Mod2017/0057 - Plan – Notification**.

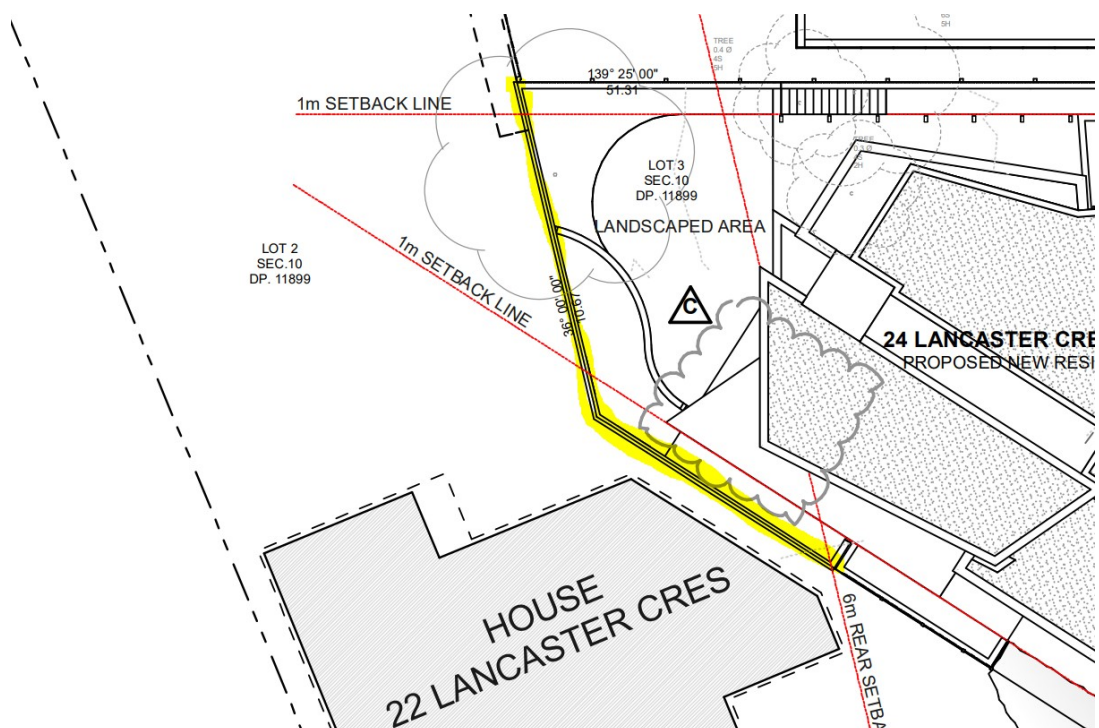
As per State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Subdivision 17 Fences parts 2.33 and 2.34, for residential zones including R2 boundary fences constructed of masonry are not to exceed 1.2m in height. The recently constructed non-approved fences are far in excess of this requirement for an exempt or complying development.

Further, there is no agreement from me as the owner of 26 Lancaster Cres for a masonry fence to be built onto my property as shown in **Mod2019/0253 Plan – Notification**. Should the applicant wish to build an approved and compliant masonry boundary fence this can be done so within the boundaries of 24 Lancaster Cres. I have previously communicated this to the owner along with my preference on keeping the previous wooden pailing boundary fence.

***DA2016/0963 - Plan – Notification***



***Mod2019/0253 Plan – Notification***



#### **Increased building height:**

The applicant is requesting for an amendment (increase) to floor heights and increase in the external wall heights from the existing ground level after having already built the construction without following the approved development plans. Not only is this a breach of the approved development it is also creating a significant breach of the 7.2m maximum wall height from ground level requirements. This affects the neighbouring properties by blocking sunlight and compromising their privacy. Whilst the applicant states there is no change to the roof height the provided plans **Mod2019/0253 Plan – Notification** clearly show an increase in the roof RL from 68.8 to 69.3 since the approved **DA2016/0963 - Plan – Notification**.

#### **New roof over rear deck:**

The applicant is seeking to remove the rear first floor pergola and add a new roof over the same deck area. It should be noted the applicant has already constructed the proposed modification without first obtaining development approval. This change from pergola to roof significantly breaches the rear boundary setback requirements of 6.5m and increases the bulk of the build.

Your attention and resolution to these concerns would be most appreciated.

Best regards,  
Nick van Weeren  
26 Lancaster Cres Collaroy