

Email queries from objector to DA16/0845

AO - Assessing Officer
TL - Team Leader/Assessing Officer
ERS - Engineer Roads and Stormwater
DPR - Director Planning and Regulation
ADPR - Acting Director Planning and Regulation

Date	Query	Response to objector
06/12/2016	Submission size of secondary dwelling use of boat port as secondary dwelling overlooking glare north facing window of boatshed	
11/12/2016	Addition to submission deck additions privacy concerns proposed schedule of works size of secondary dwelling	
05/01/2017	spa installation	AO response with meeting request 7/12
31/01/2017	revised plans/screening of garage of primary dwelling/move spa	AO response 1/2 Spa to be moved Amended plans pending
02/02/2017	objection to tone of Council's email earlier that day removal of trees to facilitate fence	AO response 2/2 Applicant and objector both informed to be calm and civil Thanks for removal of trees
23/02/2017	installation of proposed fence and query regarding setback distances for deck/shed/boatshed	TL response 28/2 TL assessing officer Clarification of side setbacks and DCP A1 attached
28/02/2017	query permissible distance for dwellings in R5	
28/02/2017	thank you for reply 900mm not appropriate for R5	
01/03/2017	request clarification on DCP and LEP interpretation getting fence quotes	TL response 1/3 Clarification on LEP interpretation Noted comments re fence

14/03/2017	person living in boatshed getting quotes for fence use of pool 'distressing' (privacy concerns)	TL response 17/3 Waiting on amended plans
28/03/2017	Earthworks commenced on site	TL response 28/3 Have advised applicant of works that may be done without approval
3/04/2017	Referred application to Ombudsman	TL response 3/4 Referral to Ombudsman noted Clarification of approvals granted and works which may be exempt with excerpt from Codes SEPP
24/04/2017	Query use of shipping pallets and toxicity concerns Status of granny flat and main dwelling	TL response 5/5 Consent remains with the land Any consent will include conditions relating to certification that free from lead and methyl bromide
8/05/2017	Issues with stormwater discharge possibly capped by applicant without submitters consent	TL response 8/5 Advise to contact Council's Stormwater Engineer if issue not resolved
26/05/2017	Query regarding legal implications of neighbour (applicant) capping stormwater discharge Have paid for fencing to be erected	TL response 26/5 Email query forwarded to Council Stormwater Engineer for investigation ERS response 31/5 Subdivision plans do not indicate stormwater runoff onto neighbouring property. Stormwater system may have been installed incorrectly
1/06/2017	Query regarding legal implications of neighbour (applicant) capping stormwater discharge Query regarding current location of boundary	ERS response 6/6/17 Council has limited power to intervene in disputed between neighbours. Contact details are provided to NSW Government Community Justice Centre for mediation service
6/06/2017	Thank you to ERS	
28/6/17	Notification to adjoining owner of amended application	

16/07/2017	Submission Removal of koala habitat trees North facing window should be removed Query side setbacks and query mezzanine level Boat port should be removed Plans not accurate "fudgeed" zincalume highly reflective Area of granny flat more than 60m2 compliance of balustrade and windows for building regs Privacy concerns turning circle for driveway/driveway ownership discharge of stormwater down driveway	Acknowledge submissions 9/8
20/06/2017	Query status of building plans Boat port used as bedroom	TL response 20/6 Amended plan just received
27/06/2017	Site visit pending? Query north facing window of boat port	Amended plans will be notified TL response 19/9 Acknowledge emails
27/06/2017	Query number of windows in north elevation	Response to a number of previous emails
25/07/2017	Query number of granny flats/suspect more than one granny flat Believe bedroom 1 of primary dwelling will be converted to granny flat	Notification of plans has occurred Assessment of windows pending/copy northern elevation plans Refer to plans and aerial imagery re building separation No evidence that house will be use for anything other than a dwelling
30/07/2017	Query location of boundary fence. Hiring surveyor	Request evidence that setbacks are not as shown on plans
28/08/2017	Request update as away	
8/09/2017	Request update	
11/09/2017	Query shed is not a habitable dwelling and there are outstanding issues including fire ratings. What happens if fire starts ("who do we sue?")	
7/10/2017	Boat port being used as bedroom/should be removed/concerned it will be used as part of granny flat	TL response 17/10 Note emails received Carports and boat port not included in the 60m2 restriction Can be conditioned to prevent habitation of boat port
22/09/2017	Details harassment/abuse by applicant Thanks for status update	

8/10/2017	Boat port used as a bedroom and should be removed seeking guarantee boat port will not be used as a bedroom	
12/10/2017	Moving out of boat port/should be pulled down may be converted to part of granny flat	
17/10/2017	Define 'boat port' Concern granny flat will become main dwelling	
30/10/2017	Compliant via Geoff Provest Complaint regarding illegal habitation of studio Accuse Council officers of turning a 'blind eye' to compliance issues Construction on the boundary Request for help and to investigate	TL drafted response to DPR 31/10/17 DPR response 31/10/17 Provides brief history of application Compliance action not taken whilst DA is being assessed - may be issued fines once assessment is complete Council has kept complainant informed
14/11/2017	Query insulation/sound proofing in northern walls Complaint regarding noise Query enlargement of shed Concern granny flat will be primary dwelling Dei O'Donnell had places shipping container in front	
21/01/2018	Noise complaint to DPR, Mayor and Geoff Provest Trees on driveway removed Query BAL rating	DPR response 21/1/2018 Forward email to corporate address Request staff to provide update ADPR response 22/2/2018 Council cannot legally regulate noise complaints Concerns will be taken into account in assessing DA
22/01/2018	Area of boat port/studio/granny flat greater than 60m2 Request privacy screening and noise reduction insulation Query approval required for another shed	ADPR response 22/2/2018 Conversion of studio to granny flat currently being assessed Note noise concerns BASIX require thermal insulation and may attenuate noise Speculation is not helpful
22/01/2018	To IL Complaint regarding Council allowing habitation of shed and distance from boundaries.	ADPR response 23/2/2018 Council seeking to regularise and legitimise the use of the land through the assessment of the DA Concerns will be passed on to relevant staff