
Sent: 7/09/2020 12:30:14 PM
Subject: Online Submission

07/09/2020

MR John Benson
9 Rowena RD
Narraweena NSW 2099
jbenson@live.com.au

RE: DA2020/0941 - 4 Cambridge Avenue NARRAWEENA NSW 2099

RE: SUBMISSION BY NEIGHBOUR CONCERNING DA2020/0941 (4 Cambridge Avenue, Narraweena)

We are one of the immediate neighbours to this development proposal.

We are very concerned that this development, like DA2020/0900 will have a serious and lasting negative effect on the privacy and amenity of our property as outlined in our submission to that application.

The proposed development places a two storey house towering over the back of our property with an entertaining deck on the ground floor and picture windows on the second floor looking straight into the master bedroom, bathroom and office of our house at a distance of about 25m.

The noise, light and privacy issues this is going to cause us permanently are obvious.

The Statement of Environmental Effects attached to this application states that 'ample setbacks' have been included in the design. This is untrue. The dwelling has been sited as close to the rear boundary as possible to maximise water views (and profit). It could easily be sited more towards the front of the property (just as Lot 1).

This statement also alleges that design elements have been included to mitigate privacy issues. None of these are evident on the attached plans (e.g. the listed glazing elements).

In fact, no effort appears to have been made, just as with Lot 1, to mitigate the privacy and amenity issues this double development will clearly cause to our property at 9 Rowena Road, and 11 and 13 Rowena Road. It mainly concentrates on arguing for increased water views and threatening Council with circumventing controls through a CDC application. None of this demonstrates good faith.

We respectfully ask Council to look carefully at this development and impose conditions that will go some way to mitigate the impact on our property. At the least, a high boundary fence extending along the northern boundary to screen the views, light and noise directly into our main bedroom and also some privacy screens on the second floor windows, so that the new house can continue to benefit from views east out to the sea but not into our house, are two measures we can think of.

When 13 Rowena Rd was redeveloped with a back deck with similar views straight into our master bedroom - Council was very responsive in requiring the builder to include a tall privacy screen. It has made all the difference to our lives.

We also urge Council to contain the commercial urges of the developer as far as possible. We understand they want to make the maximum money out of the project, but 4 Cambridge is an unusual block, in an unusual position which impacts a whole semi-circle of houses underneath it. And they knew that when they bought it. The positive covenant restricting building envelope and all the other restrictions of the LEP etc. are there to protect all residents and allow us to fully enjoy our properties in a shared low density residential environment once this developer has moved on.

Sincerely,

John Benson & Catherine Thomas