
Sent: 7/09/2020 11:56:23 AM
Subject: Online Submission

07/09/2020

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

RE: DA2020/0900 - 4 Cambridge Avenue NARRAWEENA NSW 2099

Dear Mr Auster,

We are one of the immediate neighbours to this development proposal. Since the Council decision to allow a redrawing of the boundaries between no.13 Rowena Road and 4 Cambridge Ave (at the time owned by the same property developer) we now share a common boundary along our back fence with 4 Cambridge Avenue.

We are very concerned that this development will have a serious and lasting negative effect on the privacy and amenity of our property.

The current dwelling constructed on 4 Cambridge is set back some 12-15 metres from the eastern boundary, which overlooks our property (and 11 and 13 Rowena Rd) because of its elevation. Given the dwelling is only single storey, this mitigates adequately the intrusion of its inhabitants in terms of noise, light and looking straight into the back of our house and garden.

The proposed development advances the footprint for a two-storey house to 6m from the eastern boundary. Given that the last three metres of the property on the eastern side are now a steep drop-off, this means we will have a two-storey house, with a large entertainment deck and pool, towering over the back of our house. The fact that the developer wants to build another two-storey house right next to it compounds the problem.

The noise, light and privacy issues this is going to cause us permanently are obvious. All of the proposed deck and eastern facing windows of this house have a dress circle view straight into our second storey master bedroom, bathroom and office at a distance of about 18-20m.

What is most concerning is that none of this appears to have been considered in the DA application. Although a great deal of time is spent arguing about the ocean views to be shared with the house behind 4 Cambridge, and some provision is made for the neighbours on the northern boundary (7 Rowena Road) with privacy screens, there is no mention of the privacy and amenity issues this double development will clearly cause to our property at 9 Rowena Road, and 11 and 13 Rowena Road.

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 the 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