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**Sent:** 22/09/2020 8:15:19 AM  
**Subject:** DA2020/0900

3 Cambridge Ave  
Narraweena NSW 2099  
8<sup>th</sup> September 2020  
Northern Beaches Council  
ATTN: Nick England  
Dear Sir

Submission DA2020/0900

We are neighbours adjoining on the western boundary. We are writing in response to this fourth submission for development of the block. We have concerns regarding the proposal. Council had previously deemed that this block was not suitable to subdivision (ref: DA2017/0579, 2017 Assessment report. Refusal, pp.30) due to reasons of unsatisfactory building envelope and adverse impacts including practical land access due to the natural topography. For this reason, we believe this development application requires careful consideration regarding the impact on the neighbouring community.

We appreciate the consideration that has been made regarding view impact however do not agree with comments made by the architect in the view impact report. Firstly, the photos provided do not seem accurate – it makes the view look more distant than what they are. Secondly the report states that there is minimal impact upon the views in the living room and dining room. According to the NSW Land and Environment Court's Planning principle for view assessment we stand to experience a severe – to medium view impact. We will experience a severe impact from the entertaining terrace on the north eastern corner of our house. Thirdly, the report states the proposal presented in this application 'applies the principles of view sharing, by allowing all properties to enjoy fair and equitable access to water views'. We dispute this statement as this development proposal reduces our view significantly and severely – whilst the position of the proposed development enables both proposed dwellings to achieve 180-degree views. The view corridor is really only going to enable a view from the southern terrace.

For this reason, we request that flag poles be erected so as we can see that the height and breadth of the proposed developments.

Additionally, in the previously approved development application (dated 28<sup>th</sup> June 2018) there was a positive covenant issued with building height restrictions – we request that this be considered again, so as the builder is required to comply completely to the legal height limitations.

Implications of view impact are detailed below.

Characteristics of the property at 3 Cambridge Avenue, Narraweena Dee Why which is impacted by this proposal:

- The property is to the immediate west of the subject site and shares a 46.5m side boundary with the proposed development.
- Upon the property is a dwelling which has been designed with living areas along its eastern side to enjoy beach, lagoon and ocean views (to the east) from its hillside location.
- The dwelling contains its principal living areas and accompanying terraces to the north and south (the principal private open spaces on the property), within the upper level of the residence. These living spaces enjoy easterly views across the proposed development.
- The living room contains several large, east facing, 'picture-style' windows from which coastal and water views are obtained.

- 2 terraces adjoin the north and south of the living room which are highly valued as the dwelling's principal private open space on the property.

#### Matters of Concern

The proposal will result in view impacts. We are concerned that these impacts will negatively impact our property's financial value and reduce the level of amenity currently enjoyed.

Whilst we can see there is a proposed carriageway, we are concerned about the impact on the environment to have large construction equipment being squeezed onto a very small space to access Lot 1 and Lot 2, as proposed. We have concerns re impact of this on the soil erosion, the natural wildlife in the area and potential for landfall from this carriageway.

We are concerned regarding the increased traffic in this small cul-de-sac street with two proposed dwellings (DA2020/0900 and DA2020/0941) and granny flat attached to the garage (DA2020/0941).

We could not see an arborist report and wondered whether this needs to be provided.

We continue to believe that the proposal of subdivision, topography, lot density and layout is not consistent with the R2 Low Density Residential Zone (Warringah LEP 2011 Part C).

We request Council's close consideration of these in the assessment of the application.

We appreciate your consideration of this request.

Warm regards

Natalie and Phil Morton

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