
From: Lyn Wellens
Sent: 28/05/2025 7:02:38 AM
To: Council Northernbeaches Mailbox; Lyn Wellens
Subject: TRIMMED: Objection to DA2025/0371

23 Elvina Avenue
Newport 2106
27th May 2025

Dear Sir/Madam,

The proposed development of a dwelling house DA2025/0371 at 21 Elvina Avenue, Newport, is adjacent to our house on the western side of our property.

We are deeply concerned with the proposal for a number of reasons.

The imposing structure would **completely dominate the streetscape** and it would be totally **out of character** with the surrounding family homes. Elvina Avenue (originally a private access lane) is only a short avenue with a cul-de-sac and a very narrow roadway. The proposed dwelling, with its bulk and height would also tower over our house.

As a result, the building with its height and extended front balconies, would block our **light and afternoon sun** to our western side bedrooms, as well as blocking our **valued Pittwater views** from this side of our house. This would be an expensive compromise to lose solar access and prized water views.

With the massive eastern side wall at No.21 and the side steps right on our boundary line, we would **feel hemmed in** as well as there would be **loss of greenery** to soften the façade of the building.

The side steps, no doubt, would be in constant use by people entering and exiting the dwelling, which appears to have multiple guest rooms and ensuites. We do not want to lose our **privacy**!

The interior layout is unusual in that there are an **abundance of bedrooms and ensuites** (7-10 ?), suggesting that the building may not be a 'normal' family home. Why would a lounge room have a WIR and ensuite? This could be another potential bedroom. Because the dwelling appears as though it could house a large number of people, this would pose a very serious problem for parking. **Parking for vehicles is at a premium now without adding to the problem.**

Drainage and waterflow is of utmost importance to be managed properly, so as water is not deflected onto our property. The last thing we need is for any subsidence in our backyard and this could easily occur after excavation and lack of proper retaining walls along our common western boundary. There is already a cutaway along this fenceline which would need to be addressed. Drainage has been a constant problem in this street, as we do not have gutters or a proper drainage system coming from properties above us.

The proposed, unattractive dwelling house with its bulk and scale would be **detrimental to our neighbourhood** and would potentially **devalue our house**.

Regards,
Jack & Lynette Wellens
23 Elvina Avenue, Newport