
Sent: 16/08/2021 9:14:02 AM
Subject: Attention Ms Catriona Shriley: Response to DA2021/1190
Attachments: Response to DA 2021_1190.pdf;

Good morning Ms Shirley,

Please find attached a response from the owners of 16 Libya Crescent regarding the proposed development at 18 Libya Crescent.

Regards

Scott Fitz-Gerald
National Manager
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The Owners
16 Libya Crescent
Allambie Heights

16/08/2021

Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention Ms Catriona Shirley

Re: DA 2021/1190 – 18 Libya Crescent Allambie Heights

Dear Ms Shirley,

Firstly, we would like to say that we are pleased that Matt and Nicole have the opportunity to improve their property and create a space that will provide them with great enjoyment and amenity.

We would like to respectfully submit some observations/concerns regarding the submissions prepared by Cape Cod Australia Pty Ltd (The Applicant) and dated 22/07/2021.

Assumptions

1. The drawings and dimensions provided in the DA application 2021/1190 on the Northern Beaches Council website have been assumed to be accurate and the latest revision
2. As the drawings have been provided in PDF format, some measurements cited in this document were not provided in the drawing and have been estimated using scaling derived from actual measurements provided in the drawings.

The current dwelling on 18 Libya Crescent is a single story house of brick construction with a centre pitched tile roof. The finished floor level of the single living level is raised above the existing ground level along its northern façade by an average of 1.84 metres, with its greatest height above the natural ground level being 2.3 metres on the eastern boundary, which is the common boundary with our property. The dwelling is set back from the eastern boundary by approximately 1.5 metre (estimated not measured).

Response to Submissions by The Applicant

We would like to clarify The Applicants description of our dwelling, 16 Libya Crescent, as double story throughout the submission documents.

Our dwelling is similar in construction to the current dwelling on 18 Libya Crescent. Our dwelling consists of a single living level, with a garage underneath the lounge room on the Eastern side of the dwelling. This is made possible as the land slopes naturally away to the east at a significant angle.

Our dwelling rests on piers that raise it's height from the natural ground level by no more than 300mm on the western wall, which is the wall closest to the boundary with The Applicant's property. To describe the dwelling as two story throughout the submission is misleading.

Environmental Impacts

Visual Impact

The plans for the proposed new addition show a maximum ridge level of 113.830. While this may comply with the maximum allowable building height, as the ground level of the yard on the eastern boundary of the property has been raised by the addition of a retaining wall and fill many years ago, the ground level of the paved area of our property, on the other side of that retaining wall, is 105.160.

The visual impact of the dwelling extending some 8.67 metres above our front yard will be significant, and we disagree with The Applicant's assessment of the visual impact as minimal when viewed from the downslope sides of the land.

I also note that The Applicant's design breaches the requirements of the side boundaries envelope.

Overshadow and Overlook

While we appreciate the minimal use of windows on the eastern facing wall, the proposed balcony will have significant overlook into our yard, and particularly onto our front balcony. We use this balcony extensively, particularly during the winter months as it is sheltered from the south or westerly winds and catches the sun from the north east.

We have some concerns with the overshadow of the proposed addition. Two of our three bedrooms are located along the western wall of the dwelling. These rooms already suffer from a lack of light due to the retaining wall, wooden fence, and hedging on our common boundary with 18 Libya Crescent. We are concerned that the additional shadowing caused by the new addition will further diminish the available afternoon light to these two rooms. This concern is clearly illustrated in the 12 PM proposed perspective.

We also have some concerns on the impact of the overshadow on our existing solar hot water system, and our ability to take advantage of PV solar power in the future, with what appears to be the majority of our north facing roof in shadow by 3 PM.



Photograph 1: View of the existing roof line from the balcony of 16 Libya Crescent



Photograph 2: View of the existing roofline from the front yard of 16 Libya Crescent, noting the applicants intention to remove the large tree in the right of both pictures.

Request for further consideration

Visual Impact and Privacy

To soften the visual impact of the new addition, we would request that the new addition be located more centrally on the existing dwelling to provide a more sympathetic, stepped look to the eastern wall. This would also bring the construction into compliance with the side boundaries envelope requirement and reduce the overshadow of our property to some extent.

We would also request that a louvered privacy screen be installed on the eastern side of the proposed new balcony, to provide us with privacy on our front balcony, while minimising any impact on the significant views from the new addition, which are predominantly to the North East.

Noise

We would also request that any additional or upgraded mechanical services (air conditioning, water heating other than solar or gas, pool equipment) be located away from our common boundary, as our main and second bedrooms are located on that side. I note that some mechanical services were added or relocated to that area during the last renovations, and that Matt and Nicole have kindly worked with us to minimise the impact of those appliances on us. We would just like to request nothing else be added, and that the capacity of the existing services in that position not be increased.

Yours sincerely

Anthony John Fitz-Gerald
Eileen Joan Fitz-Gerald
Scott Anthony Fitz-Gerald
Lynette Del Burness Fitz-Gerald