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29/01/2021

MR Tim Bradley
27 Woorarra AVE
North Narrabeen NSW 2101
tim@mindseye.net.au

RE: DA2020/1651 - 27 Grenfell Avenue NORTH NARRABEEN NSW 2101

Re: 27 Grenfell Ave North Narrabeen - New Garage and Secondary Dwelling. Application No. DA2020/1651

1. We are concerned about the location of the entrance to the lobby for the secondary dwelling. The entrance is planned to be on the south side of the property, and we feel having the entrance here will impact us with noise of people entering and leaving the property. We are also concerned about lighting being added to that side of the property and that it would shine into our the window of our master bedroom. We feel the entrance to the secondary dwelling should be relocated to either the street frontage (Grenfell Ave) side or be located on the northern side of the secondary dwelling, which would help 'contain' noise and light.
2. We are also concerned about the timber decking path and entrance on the west side, which we believe would increase noise and light.
3. Parking will be insufficient. The main dwelling is a 3-bedroom house and with the addition of a secondary dwelling would mean there is only 1 garage car space and space for one other car, for both dwellings. There is already limited car parking on Grenfell Ave, and cars park right up to Bristol Lane, which is a very busy road. We drive down Bristol Lane multiple times daily. The added cars in the street would make exiting Bristol lane more dangerous because of limited visibility, as well as endangering pedestrians that walk on the street around the parked cars. We often notice three cars that are parked at 27 Grenfell Avenue, one parked on the public grass verge at the front and two in the driveway, at the property.
4. We are also concerned about the size of the proposed development and note that the lot size (663.6sqm) is less than the Pittwater Local Environmental Plan size of at least 800sqm for a dual occupancy.