
Sent: 10/08/2019 4:08:35 PM
Subject: Submission regarding DA2019/075
Attachments: Notice of Proposed Development- DA 2019-0753.pdf;

North Beaches Council,

Please see attached a submission concerning Application No. DA2019/075.

If you have any question, required any further information or would like to discuss, please reply all to this email and the two cc'd.

Regards
Stuart and Danielle

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We refer to the Notice of Proposed Development (Application No: DA 2019/0753) related to 14 Garraween Avenue, North Balgowlah, dated 23 July 2019 received from Northern Beaches Council ("**Notice of Proposed Development**"), the Statement of Environmental Effects published by Blue Sky Building Designs dated July 2019 ("**Statement of Effects Report**") and the accompanying draft plans ("**Draft Plans**").

We have reviewed the Statement of Effects Report and Plans and make the following submissions setting out our concerns:

1. **(D6) Access to Sunlight** - The shadow diagram set out at page 5 of the Draft Plans shows a significant impact to the sunlight on the property immediately to the south (12 Garraween Avenue).
In particular, the full length of the northern most wall of the property to the south is shown to be completely in shade in all three of the diagrams (i.e. at each of the 9am, 12pm and 3pm diagrams). The north facing windows on this wall provide important sunlight to the living areas within the property. There is also a risk that large windows on the north east side on the property will incur significant impacts with respect to access to sunlight.
2. **(D8) Privacy**- There are a number of concerns relating to privacy, as set out below:
 - a. The Statement of Effects Report includes the following statement "the adjoining dwelling house to the south is a single storey dwelling house. Therefore, windows on the proposed first floor of the southern evaluation do not create direct or close views into the windows of the adjoining dwelling house." This is not accurate or true. The adjoining dwelling to the south is not a single story house, but rather a two story house. It is not clear from the Statement of Effects Report whether the two story nature of the house to the south or any of the specific attributes of the property have been considered.
 - b. In addition, the adjoining dwelling to the south has a large window on the north wall of the second story, facing directly into the proposed development. This is not considered at all in the Statement of Effects Report and there is no evidence that the appropriate privacy considerations have been taken into account in the Statement of Effects Report. If a direct view is possible, the proposed development may permit a close and direct view into the main upstairs living area of the property to the south.
 - c. Neither the Statement of Effects Report nor the Draft Plans contain any detail concerning whether the proposed "privacy screen" or the large window on the second floor of the proposed development are opaque or not. If not, there is a risk that both may give rise to privacy concerns on the basis that they have close and direct views.
 - d. Finally, but of less concern, the proposed second story west facing window may have direct (and possible close) views into the property located to the south's backyard.
3. **(B3) Side Boundary Envelope** - We note that this is non-compliant. The objectives of the side boundary envelope requirements include:
 - a. To ensure adequate light, solar access and privacy by providing spatial separation between buildings; and
 - b. Ensuring that a development does not become visually dominant by virtue of its height and bulk.In light of both the privacy and access to sunlight concerns set out above, there is a risk that this non-complaint Side Boundary Envelope proposal further exacerbates both these issues.
4. **(B7) Front Boundary Setback** - We note that the current front boundary setback of 6.2m is not compliant. The proposed development is seeking to further depart from a compliant setback to 5m on the southern side. Our specific concerns predominantly relate to both the 'D8-Privacy' and 'D6- Access to Sunlight' submissions and associated impacts/concerns as set out above in more detail.
While the Front Boundary Set Back does not in and of itself create a specific concern, it is important to note that this non-compliance risks further exacerbating the privacy and access to light concerns, set out above