
Sent: 19/01/2020 9:09:24 AM
Subject: Submission for DA2019/1377
Attachments: DA20191377.pdf;

Please find attached a submission for application DA2019/1377

Please acknowledge receipt of this submission.

Thank you

Regards
Vickie Dyer
0404 460 816

20 January 2020

Northern Beaches Council

Attention: Adam Urbancic

Objection of Proposed Development of a Secondary Development

Application Number: **DA2019/1377**

Lot 27 DP 26604

25 Carpenter Crescent, Warriewood NSW 2102

Reasons for Objection

Unightly views & interference of privacy impacting the aesthetics for neighbours.

As Carpenter Crescent is on a steep, raised escarpment any building or construction will result in an unsightly view for surrounding properties. We have enough roofs at eyesight as it is. Whilst landscaping provides some visual aesthetics it is insufficient to hide roofs when looking downhill. This will also impact our level of privacy as we will be looking directly onto the front verandah and main outdoor area of the proposed granny flat. Construction of additional timber screening along the fence line would be requested as a minimal to help with privacy. Additional noise from the dwelling will also impact us.

Car Parking and road congestion.

Street parking and traffic congestion is a major problem in all our streets as it is. We have a major concern with any additional motor vehicles requiring car parking on the street for safety reasons. Arnott Crescent below Carpenter Crescent is a classic example of street overcrowding resulting in horrendous conditions for both parking and through traffic. A secondary dwelling will result in overcrowding of the street.

Minimal Site Access along the side of the property.

We are very concerned with access to the site impeding on our property during construction resulting in potential damage to our property when equipment is using this as the access area. We have a gas line as well as ag line and stormwater drainage facilities to help with existing drainage of excess water runoff on the side of the house.

Not in line with the current housing situation.

Whilst the application is based on the grounds of "affordable housing" we feel that this is not conducive with the existing character of the street. As mentioned all properties are of a single to two storey residential home creating a family friendly quiet suburban street. We really do not want a repeat of Arnott Crescent for aesthetic and safety reasons. The construction of the second dwelling will also result in devaluation of surrounding properties as a direct result of the points mentioned above.

We greatly appreciate consideration of our concerns and are happy to discuss these for clarification or discussion.

Regards

Neil and Vickie Dyer

27 Carpenter Crescent, Warriewood NSW 2102