
Sent: 15/02/2019 9:36:17 AM
Subject: FW: DA 2018/2061
Attachments: DA 20182061.docx;

From: Anthea Paul <contact@anheapaul.com>
Sent: Wednesday, 13 February 2019 4:53 PM
To: Adam Croft <adam.croft@northernbeaches.nsw.gov.au>
Subject: DA 2018/2061

Hi Adam,

I emailed you last week however I thought I best send this letter just in case regarding DA2018/2061 for the proposed development at 790A Barrenjoey Road, Palm Beach.

Please let me know if you do have time to discuss anything in my letter.

I just did the best I could with the info to hand.

My mobile is 0408 497 233.

Many thanks,

Kind regards,

Anthea Paul

13 February, 2019

Adam Croft
Planner

Development Assessment Mona Vale/Dee Why
Northern Beaches Council

By email: adam.croft@northernbeaches.nsw.gov.au

Dear Adam,

RE: DA2018/2061

I am writing regarding the development application for 790A Barrenjoey Road, Palm Beach (DA2018/2061). I have some objections to the plan as it is currently proposed and these are detailed below.

As the owner of property directly adjacent to the proposed development and below it (at 790 Barrenjoey Road, Palm Beach) I am objecting on the basis that the proposed development site is a particularly sensitive one in terms of its access (across an easement which I own) and, also, the steep nature of the site itself presents challenges for fairness in terms of my house being compromised by the close placement of the proposed dwelling as laid out in DA2018/2061.

I object to the project as it is currently designed / drafted in relation to the following issues:

1. The shadow lines are very extreme on the new plans provided by DA2018/2061. The proposed dwelling is going to be built so close to my boundary that my house will be greatly compromised in terms of northern and morning sunlight, let alone proximity / privacy / noise etc. This is exacerbated by the steepness / gradient of the site and will be especially impactful in winter. If this development application is approved, the two houses will be far too close with the added issue of the steep site that I will feel that a large three story building is towering over my much smaller one level classic 1950s cottage. Additionally, the deck of my existing residence is at the rear of my house, and anyone using it will now be directly impacted by the proposed dwelling; my privacy will be greatly compromised due to the design / position of the upper second story and windows. There will be little to no privacy for anyone using my backyard at all due to the proposed close placement and the height of this new building.
2. Accordingly it would be fairer and preferable if the proposed dwelling for 790A Barrenjoey Road can be pushed back / set back from the boundary a decent amount, so that the proposed new house does not "loom" over the top of my cottage and impact negatively in this respect. The new dwelling will still get extensive Pittwater views from this perch, so in my view this is a change that could be easily made with no impact on their amenity.
3. There is a sump issue at the top of the driveway (this is not on my property, it is on 790A Barrenjoey Road land) that results in excess water flowing down onto my property and which occasionally creates mud/pooling on street level. This is a longstanding known issue for the property at 790A Barrenjoey Road however it has not been addressed in these development plans. It needs to be, in order that the new building project does not cause further issues for my property in terms of overflows once the site is in action.
4. The services need to be possibly re-thought in terms of their position feeding in from street level to the top of my property and onto the land at 790A Barrenjoey Road. Last year the owner of 790A Barrenjoey Road and I discussed putting the services up the northern side of the driveway in the garden bed but then settled on the southern side of the driveway which is concreted and is the location of the base for my retaining walls. Last year I allowed a temporary water line to be installed on the driveway in order to assist the owners of 790A Barrenjoey Road.

I am worried however about my retaining walls being impacted by the excavation to put on the water and gas etc to 790A Barrenjoey Road. I propose that in order to avoid any impact on my property's amenities, the fairer / most efficient solution is to put the services up the northern boundary of the driveway. In this way they can simply be dug into the garden bed side along the fence shared with the adjacent neighbour to the north side and cut across the top of the driveway to the property at 790A Barrenjoey Road. This also allows easy access for any

repairs or other issues that might need to be addressed long term without disturbance to my property's walls now or in the future.

5. There is no fencing being proposed however on refection of the plans for DA2018/2061 as they have submitted them, this is something that should perhaps be included in the proposed works. I have tenants in residence at my property, and I fear that without any fencing on the boundary and with the extreme proximity of the proposed building works for the site development, this would be another issue that will create a lot of problems for my tenants, and therefore for me.

My current tenants have small children so I am also thinking particularly of their protection and safety in terms of a lot of construction traffic, trucks, building equipment, tradesmen, excavators, scaffolding etc coming and going across my property to access the site, so the lack of fencing between the properties is a concern. This is not part of the formal objection to the DA per se, however it is an issue that needs to be addressed for the satisfactory development of the site in terms of building especially with the shared driveway as an essential conduit to the proposed site at 790A Barrenjoey Road. I am including it here as a talking point for hopefully a mutually happy outcome for both of the properties generally and I am open to ideas and proposals in this regard.

In conclusion, I hope that my objections and comments are seen not as obstructive to my neighbour's plans for 790A Barrenjoey Road, and rather as simply concerns for which solutions can surely be found.

I can be contacted by email contact@antheapaul.com or on 0408 497 233 in respect of this letter.

I look forward to hearing from you.

Thank you.

Kind regards,

Anthea Paul

790 Barrenjoey Road
Palm Beach NSW 2108