
Sent: 3/11/2019 8:49:56 PM
Subject: Submission re DA 2019/0905
Attachments: 2019 11 03 Council Submission.pdf;

Please find attached our submission with respect to DA 2019/0905

Kind regards

Alee & David Cochrane

Mr & Mrs D Cochrane
74 Wakehurst Parkway
NORTH NARRABEEN NSW 2101

3rd November 2019

Northern Beaches Council
PO Box 82
MANLY NSW 1655

By email: council@northernbeaches.nsw.gov.au

Dear Sir/Madam

Application No: DA2019/0905
Address: Lot 25 DP 11547 45 Carefree Road, North Narrabeen NSW
Description: Alterations and additions to a dwelling house including a swimming pool

We would like to make the following submission in relation to DA2019/0905 applied for by Warren Design Pty Ltd.

We are pleased to see that landslip and geotechnical requirements appear to have been investigated and taken into consideration in this application. We are not in disagreement in general with the development of the property, however, we do feel strongly that the development, in its current form is an overdevelopment of the site and set out our submissions on this below

1. Size and Scale

The current size and scale of the development, in our minds, does not take fully into account the surrounding environment. Furthermore, we feel there are a number of issues that need to be addressed that don't appear to comply with the council's own planning requirements. On closer inspection of the plans it would appear that the height of the building, floor space ratio and site area, along with set-backs may in fact be non-compliant.

2. Privacy

With very little vegetation or fencing to screen viewing from the yard into neighbouring properties, including our own, the placement of the swimming pool has a negative impact both visually and auditorily on our privacy. The current placement so close to the fence line, along with the slope of the land will afford us very little privacy in or enjoyment of our own back yard.

The current size of the building will also have an impact on privacy from a lighting perspective. The large entertainment area and increased rooms will have an impact on the amount of light being generated in the evenings from the property which, due to the lack of screening between the properties, would flow through unhindered into our upstairs bedrooms and upstairs living area.

We are pleased to see that the Palm Tree remains in the lodged plans and would like the council to note that we would also like to see this retained in the final plans. As we have stated previously, in general we agree with the development of this property but would like the submissions as stated taken into consideration.

Yours sincerely

Alessandra and David Cochrane
0414 970 672