
Sent: 30/09/2018 10:44:00 AM
Subject: Online Submission

30/09/2018

MR Gregory and Tracey van Grieken
76 Narrabeen Park PDE
Warriewood NSW 2102
gvangrieken@optusnet.com.au

RE: Mod2018/0481 - 74 Narrabeen Park Parade WARRIEWOOD NSW 2102

Modification Application No. Mod 2018/0481-N0465/14
Lot 16 DP 23008. 74 Narrabeen Park Pde, Warriewood.

We ask consideration be given to the following regarding the above application:

1. Carport at Front of Residence. North Side.

At the previous meeting with Pittwater Council Development Assessment Officers to determine the application recommendation by the Council Planner, it was determined by the Council, that the crossover levels would be too low with the proposed carport levels and position. Therefore, carport plans would need to be amended.

We now note the amended plans for the carport have the floor level increased by 0.653 mts and the roof height increase by 0.554 mts.

This has decreased our amenity by

(i) Increased bulk of carport when viewed from our property and the street. It should be noted our garage/ carport roof is 2.9 metres lower and property sits on higher land.

(ii) Loss of Privacy.

The Carport is now so high that you have close views directly into our bedrooms both upper and lower levels through both south and east windows.

This will be a highly used area by the residence of No. 74 as the entrance to their house is from

the carport via the north side and stairs to the kitchen.

We note that a condition of approval be that screen plant be provided minimum height of 3.5 metres. This is great and best type of screen but they will take years to grow.

An amended design could have moved the carport away from the boundary and therefore could have reduced the height and still complied with crossover heights. The original application had the carport further away from the boundary and could have been increased further.

Due to the above we ask that:

(i) The large carport roof overhang on the northside be reduced to match that of the south side. This will help reduce the bulk of the carport when viewed from the street and our property.

(ii) A screen (possibly louvres as 450) be installed on a portion of the northside. Possibly to 3 metres

in length from the rear of the carport and a portion of the stairs. This will provide the privacy we require and also privacy for No. 74 during the years it takes for the plants to grow.

2. Detached Home & Office at Rear of Property.

We have always enjoyed the amenity of the open green space provided at the rear of the

properties with only low fences blocking the openness. However, we understand everyone has different requirements.

We trust the council will assess the application on compliance for this type of development.

We look forward to hearing from you