
From: [REDACTED]
Sent: 28/10/2021 10:47:59 AM
To: Council Northernbeaches Mailbox
Subject: Submission regarding DA2021 /1808 - Attention Brittany Harrison

To Brittany Harrison,

Thankyou for your notice of proposed development for 9 Cheryl Cres (DA 2021/1808) We are neighbours of this property at 7 Cheryl Crescent Newport. We have been through the proposed development and obviously have a number of serious concerns about this proposal, we have outlined these concerns below:

1. Boundary setbacks – they have already admitted in their plans that they have breached the boundary set back regulations, on both the northern and southern boundaries, we strongly disagree with this and this must be corrected in the proposal on both boundary lines. Particularly the proposed garage right on our boundary with no regulation set back whatsoever. The proposed garage also breaches the building envelope. I would also have concerns about a masonry garage wall and footings being put so close to the boundary as its likely to further destabilise the land/garden area on our boundary and our property.
2. Complete lack and disregard of privacy to our property and breaches the regulation codes regarding overlooking neighbouring living areas. – this new build brings the house forward to further overlook our house, decreasing our privacy even further, which is already VERY limited. They propose to have a whole run of glass doors and windows overlooking our house and directly looking into our main living and entertaining area. This completely takes away all our privacy. Privacy screens will need to be installed completely along the southern boundary where the banks of glass doors and windows are proposed, that overlooks our house. These will also need to be changed from the extensive run of glass windows and doors to something offering more privacy to our property. The glass areas facing south must comply to code.
3. Land stabilisation – we have already experienced significant damage to our property in the form of cracks in our property and land slides after construction of the pool at 9 Cheryl Cres that was previously built. We questioned the geo tech report at the time that council approved that proposal, as we were concerned about land destabilisation and land slippages. Neither the geo-tech report or the council at the time had any concern about this. Then given that during the build, requirements such as removal of soil/rocks etc were not followed, this process was not checked by council and the result was a significant land slide that damaged our property with significant rock and soil ending up on the street. I would like to know how a build of this magnitude is possible without further damage to our property? What process will you put into place to ensure LEP and DEP code regulations are not ignored again and further damage is not done to our property?
Recent landscaping done to the property also has encroached well on to the council nature strip with no consultation to neighbours or residents of Cheryl Crescent.
4. Access for the build – I have concerns about our private access roadway being blocked and limiting our access to our property as I'm sure large machinery will be required. How will you guarantee access to our property will not be hindered?
5. Shadow drawings – the submitted shadow drawings show we lose again a significant amount of light to our house, which is a major concern given that we get very little light as it is, due to the existing size and magnitude of the building overshadowing our house. The shadow drawings are only done at three set times during the day and I would imagine if they were done throughout all hours of the day we would see further significant loss of light to our property.
6. Building envelope – I believe the current plans submitted breach the building envelope. The required set back for the 2nd story on the northern side of the property has not been adhered to in these plans and will breach the building envelope. I could not find any details on the proposal discussing the building envelope, which need to be carefully scrutinised, as there are already breaches in this area.
7. Land to building ratio – we have concerns the size of this additional building will not meet the current land to green space ratio, if it even does in its current form before the additional proposal.

8. We would also like to be able to consider solar panels for our roof in the future and the magnitude of this build overlooking our property as well as a further reduction in light to our property will likely make this very difficult.

In light of the seriousness of the breeches in this proposal (and the previous DA on number 9) and the permanent damaging effects it will have on our property we wish to be included in the council meeting regarding this property to ensure that any approvals will comply with all the current building codes and will not impact our property adversely. If you could please confirm receipt of this email.

We look forward to your reply regarding our attendance to that meeting .

Regards

Melanie and Andrew Stevens