
Sent: 10/08/2021 5:45:42 PM
Subject: 8 Delecta Avenue, Clareville DA2021/1032
Attachments: 8 Delecta Ave, Clareville objection letter.pdf;

Dear Sir/Madam

Please see the attached letter in connection with the proposed development at 8 Delecta Avenue, Clareville (DA2021/1032), Lot 20 DP 13291.

Regards

Richard Barker
Mob: +61 419 251692

10 August 2021

Mr Thomas Prosser
Planner
Northern Beaches Council
PO Box 82
Manly NSW 1655

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

Dear Mr Prosser

**DA2021/1032, Lot 20 DP 13291 - 8 Delecta Avenue, Clareville
Alterations and additions**

We write to object to the proposed development at the above address. While we recognise that you have advised us that we have an extension to submit our objection until 24 August 2021, we feel it appropriate to signal some of our concerns while we await a detailed assessment report from our architect, due shortly. In conjunction with our neighbours at #1 (Greg & Sheonagh Coops), #2 (David Castle) and #6 (Bruce & Judy MacKay), we have commissioned a local architect to assess the above DA and to advise us on the technical and amenity aspects of the proposed development. We are the immediate neighbours, therefore would be most impacted by the proposed development.

Our initial concerns about the proposed development include:

- 1. Bulk and scale** – the development, if approved, will result in (apparently) 2 substantial houses that are linked by a concrete and brick walkway, on a relatively small block of land (630m²). The existing garage that fronts Delecta Avenue will be demolished and a much larger, substantial structure erected. The scale of this new building when viewed from Delecta Avenue would be out of all proportion with the scale of other homes in the immediate vicinity, and together with the loss of green open space that currently exists, would be inconsistent with other homes in this beachside community.
- 2. Landscape ratio** – there will be a substantial decline in open space and landscape area as a consequence of the proposed development. While on the surface it may appear that there is only a small increase in footprint under the DA, it is not sensible to compare a hard area such as an existing concrete driveway or path with a new 2 storey building and assess them as equivalent – they are not, as there is significant loss of open space and considerable visual impact caused by the increased bulk of the new addition. Further, the construction of a roof top garden on the concrete walkway roof that links the 2 structures should not be considered

when assessing the green landscaping space – the planting of “pigface” is unlikely to ameliorate the loss of green space or permanently soften what is a concrete and brick edifice. This is an important point, as we live in a lovely green environment which we would like to preserve – new developments should be encouraged to enhance the overall green amenity of the area, not diminish it. Our understanding of one of the objectives of the local development control plan is that there will be houses amongst the trees, not trees amongst the houses.

3. **Tree destruction** – the proposed removal of a healthy mature Melaleuca tree which abuts the boundary with #6 Delecta Avenue is not desirable or necessary. Our understanding is that Council insisted that this tree be protected when the house at #6 was being built. How can this position change in the space of 3 years? The proposed new building should be sufficiently distant from the Melaleuca to enable it to continue to flourish, with its root circle unimpeded by the proposed development.

For the above reasons, the proposed development should be reduced substantially in scale and bulk and pulled back away from the boundary tree.

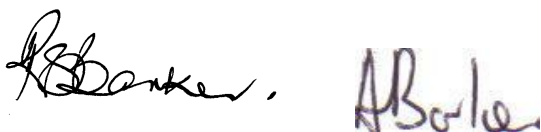
4. **Access on common driveway** – as neighbours that share a common driveway with #8, we are concerned at the likely persistent loss of access to our house and garage during the day from delivery trucks and tradesmen’s vehicles blocking our driveway. The common part of the driveway is short and narrow and does not allow for more than one vehicle at a time. With such a substantial construction proposed, it is evident that we will be severely inconvenienced during the lengthy construction period. A solution, as part of the overall development, would be to construct a new driveway for #8, for its sole use, to the south of the existing shared driveway, with direct access off Delecta Avenue.

In addition to the above serious flaws of the proposed development, there has also been a concern expressed by several neighbours of likely severe traffic congestion that will result during the lengthy construction period from deliveries and tradesmen vehicles, most of which are large, in what is a narrow street. Already the garbage trucks have difficulty negotiating the street and emergency services vehicles have at times had impeded access, particularly from the north. This will be exacerbated by the addition of many vehicles during the day, adding to an already congested street. A traffic management system should be implemented during the construction period that addresses this issue.

While we are not against people improving their homes, the proposed development is out of character with surrounding nearby houses and the amenity of the local community. The DA needs to be significantly amended, with a substantial reduction in scale, such that it properly satisfies Council controls and does not impinge upon local residents’ amenity and enjoyment.

On receipt of our architect’s report there may be additional issues raised.

Yours sincerely

The image shows two handwritten signatures. The first signature, on the left, is in black ink and appears to be 'R Barker'. The second signature, on the right, is in blue ink and appears to be 'A Barker'.

Richard & Anne Barker