
From: Allen Lawton <allen_lawton@hotmail.com>
Sent: Sunday, 24 November 2019 10:00 PM
To: Council Mailbox
Subject: Re: DA2019/1200

Categories: SL

Submission Regarding Development 48 Fisher Road Dee Why

Application No. DA2019/1200

Address Lot A DP 303009 48 Fisher Road DEE WHY

Attention: Kevin Short, Planner, Northern Beaches Council

I am the owner of the immediate neighbouring property, 46 Fisher Rd, Dee Why.

I would first like to address what I believe is a misrepresentation presented in this application. This not an application for "Alterations and additions to a dwelling house including secondary dwelling" which could be thought of as a house and granny flat. It is clear from the internal layout that this is an application for a boarding house and should have been stated as such.

Demolition of existing garage:

The garage has been partly demolished and there has been no effort to ensure that asbestos material has been properly removed. There is asbestos material left lying in the grass.

I include a photo here; the green material in the foreground on top of the garbage bags is asbestos sheeting from the garage structure.



Landscape:

The *Statement of Environmental Effects* articulates “All existing landscaping is to be retained together with introduced landscaping to Councils satisfaction”. You can see from Google Earth how the property looked up until a few months ago. Inspection today would show how much of the vegetation has been destroyed in preparation for the development.

There is one last remaining tree which is a very large melaleuca. It is listed in the application to be removed. There will be no landscaping left.

The plans show six trees which are actually on my property and two on the street verge giving the illusion there is adequate vegetation. Strip these away and there is none.

Shadowing:

The shadow diagram 19/10/DA09-11 clearly shows the upper story of both buildings would cause significant overshadowing of our front and back garden and lawns. Two established citrus trees will lose most of their sunlight regardless of season. The lawns and garden will also suffer. There will be areas which will have constant shadowing for large periods of the year. It will also affect our outdoor activities i.e. BBQ. Also please refer to information under the heading marked Privacy.

The *Statement of Environmental Effects* under the heading of *Shadowing* fails to include the effects on the southern side of the development.

Privacy:

The number of windows on the southern side directly overlooking our property would increase from 4 to 14. This does not include the front upstairs window and two on the western wall. Total, 17 windows which look directly-into our property.

The front, downstairs southern existing window, is drawn considerably larger, indicating a new window, giving greater vision into our property. There is nowhere in our front or rear garden which would not be visible from the development.

I cannot walk without a walking frame and require a wheel- chair to leave the property. This is due to major surgery for which I must continually take pain killers and greatly effects my life.

The front area of my place is where I spend the majority of my leisure time, gardening, which I can only do crawling on the ground. The thought of many eyes (not friendly neighbours) looking on would remove much of the enjoyment I now get and is something I do not know how I would handle.

The Statement Of Environmental Effects in regards to two headings *Shadowing* and *Privacy* states the proposal has ensured the “retention of private and open space, limited the impact of overshadowing and ensured a minimal loss of privacy to the adjoining residents”. This is simply factually incorrect.

Clothes Line/Garbage Bins Areas Not Shown:

With the buildings taking up so much of the land area where will the clothes lines go for the two premises? Similarly how many garbage bins are required, and again where will they be stored? How much area do they require?

Land Size: Over-development

The land size of the site is 518 m² compared to an average of 640 m² for the five other blocks facing onto this section of Fisher Road. This is approximately 20% smaller yet will have a much higher density of development.

Garage:

Although a double garage is shown on the plans, it contains a bathroom. That is an unusual feature for a garage and suggests the use will be as a dwelling.

On top of the garage there is a separate flat, with no connection to the ground floor.

There are three windows in the 'garage' directly overlooking our property. A large double sliding side door is on eastern side of the building, which again suggests the entrance to a home rather than a garage. There is no driveway shown linking the garage to the road.

It is clear from the design elements that eventually this will become more boarding house rooms with an unknown number of occupants. This is not a garage it is another dwelling for rent.

To reiterate: there is no driveway, and the design includes a bathroom, a large number of windows and an entrance door.

Parking:

As stated above, the garage is clearly a dwelling by stealth. With no real garage, there is no provision for onsite parking. Land area is minimum which will be further reduced when areas for clothes lines, garbage bins etc. are allocated so where will people park? There is no parking on Fisher Rd and street parking on McIntosh Rd is already at capacity.

McIntosh Rd is a narrow road with parking on both sides. It is almost impossible to park there at any time. It is also a significant thoroughfare between Dee Why and Chatswood. Buses and cars travelling in opposite directions have trouble passing as it currently stands. Eventually parking will have to be limited to one side of the road, further reducing parking space. So really there is no on-site parking and no street parking.

When reviewing this development, an important consideration is the potential number of people that could occupy this development and how this relates to the number of parking spaces legally required.

Floor Plans:

I understand that the floor plans (which you can only see by visiting the Council Chamber, not online as with other details) make it clear that this will become a boarding house. Until you see the plan it appears to be a house addition plus a granny flat. These are plans for two buildings on a small block, to be used as boarding houses in what is defined as ZONE R2 Low Density Residential.

It is upsetting as the next-door residence not to be informed accurately as to the proposed development.

Because I am disabled it is difficult for me to attend the council chamber to view the floor plans. This is so important to be able to judge the effect that windows etc. will have on our privacy. I would have thought in this day and age some other arrangement could be made. This immediately puts me at a disadvantage to accurately consider my submission.

I am advised that there is a minimum of 8 bedrooms, 6 bathrooms, a bar, guest and study rooms all on a small block.

Traffic:

Does there have to be a traffic report for this type of development? There is not one supplied and I would have thought given the density proposed one should have been part of the application.

Summary:

If approval is given as the plans stand, it will be almost impossible for the Council to enforce compliance after it is built. The number of bedrooms and bathrooms and the inclusion of a bar demonstrate this is not in compliance with the zoning of the land as it stands.

If allowed to proceed this development would have a profound effect on our property and lives. I hope the decision does not come down to just ticking boxes but also considers the impact on us and the surrounding environment.

Yours faithfully

Allen and Margaret Lawton