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Subject: Online Submission

22/01/2020

MR Jorg Boehden
- 40 Arnott CRES
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RE: DA2019/1377 - 25 Carpenter Crescent WARRIEWOOD NSW 2102

22/1/2020

Northern Beaches Council
Att. Adam Urbancic

Re: Proposed Development of a Secondary Dwelling
Lot 27 DP 26604, 25 Carpenter Crs, Warriewood
Application No. DA 2019/1377

Dear Adam,

Further to our brief phone conversation on 20/1/2020, we submit our concerns and objection.

1. This secondary dwelling proposal (and likely more future developments on similar properties) on the escarpment between Carpenter Crs and Arnott Crs is of great concern to most property owners, specially in Arnott Crs as it affects and interferes with the following:

- a. Land value and privacy
- b. Air flows (specially from North East)
- c. General landscape
- d. Stormwater disposal
- e. Access and parking

Why could this secondary dwelling not be built as part or next to the existing main building to minimise our concerns?

2. If not - -

a. Land Value and Privacy

Any new development affects the surrounding land values. Privacy for all adjacent neighbours must be respected, and possible nuisance from additional noise with people living so close must not be ignored.

The rear setback should be minimum 6.5 m. At present it is shown as 5.3 m less 0.9 m for the ugly wall of water tanks, which makes it 4.4 m. So, the dwelling should be moved at least 2.1 m to North, and the floor level to be lowered by approximately 1 m to minimise the privacy etc interference.

b. Air flows

Maintaining the current airflows in our escarpment is a very important environmental factor and

buildings blocking the natural air flows should be avoided.

PS - Please note an error on 'Granny Flat CDC 02' plan which shows wrong arrows for the wind directions.

c. General Landscape

All excavated material should be excavated from the site and not spread on existing ground. Small trees and shrubs (existing or new) are needed for privacy.

d. Stormwater Disposal

Existing and proposed stormwater disposal is a serious problem to adjacent lower properties of Arnott Crs. It constantly causes flooding and damages to land and structures as there is no proper stormwater drainage system controlling the southern side of Carpenter Crs properties overflow.

- How is the stormwater and surface water of the of the existing property disposed of presently and in future?
- How can the proposed secondary dwellings G.I.P.s and dispersion trench (very close to the boundaries and sewer trench) handle the stormwater for the new AG line, the dwelling and likely overflowing tanks without flooding the lower properties?
- How is the surface drainage controlled on the eastern and southern sides of the proposed dwelling?

e. Access and Parking

- How do you access the proposed secondary dwelling from Carpenter Crs, in general and in emergencies and fires, as it is enclosed on the 4 sides and has no direct access to the street or to the driveway?
- Where will the designated carparking be located at the top of the property?

Note - Could the Councils, etc take more control of the street parking and traffic flow and insist that where possible more car parking is provided on the individual properties and used, and not on the streets?

Thank you for your notice, advice and consideration of our objection.

Regards,

Jorg Boehden, Monique Poulain
40 Arnott Crs, Warriewood 2102