
From: Brendan Doyle
Sent: 28/10/2021 2:19:31 PM
To: Council Northernbeaches Mailbox
Subject: DA 2021/1808 Lot 4 DP 218250 9 Cheryl Crescent Newport Alterations and additions to dwelling



10:21 AM (2 hours ago)

ATT Brittany Harrison,

We are replying to the notification of proposed development at No. 9 Cheryl Crescent Newport.
DA 2021/1808. We live at No.11 Cheryl Crescent Newport, on the northern side of the proposed development.

Our concerns are as follows:

1. The required setback from the boundaries north and south, do not comply with the council DCP. The wall on the northern boundary in particular, will leave us with a feeling of enclosure and being boxed in. This mass wall will be a total eyesore running the entire length of the build.

With the increase in floor space and no setback from the western boundary we will lose our pittwater and bushland views, in fact, we will lose all views toward the south and south-west from our front verandah.

No effort has been made to articulate walls or to address this size and bulk.

With our own renovations, and others in the vicinity of Cheryl Crescent, we all had to comply to achieve approval and we are concerned that non compliance will set a precedent for any other developments in this neighbourhood going forward.

2. We are concerned for the size and bulk of the build to the ratio of green space, which is already non compliant.

In recent years the addition of the pool and non-removal of any spoil that was dug out may have contributed to the landslip on the south-eastern boundary and with the very recent earthworks and landscaping on the eastern boundary this may have an adverse effect on the integrity of our property.

Recent landscaping has not adhered to boundaries on the eastern side with landscaping encroaching well onto the council nature strip (without any notification to neighbours) and boundary fences in some areas not on the boundary, and also built to a height of above 3 meters, not the council 1.8m control.

We worry that this build will go along this path of non compliance and disregard.

3.Colours. We note that a white rendered wall or similar and white windows or similar is the colour chosen. White or light tones will create excessive glare and reflection. We have a unique position that can be viewed from Newport beach, Pittwater and a Cheryl Reserve beside us that deserves an earthy tone(as with council recommendations) to compliment the surroundings.

4. The solar panels shown are in a flat position. We have concern that they will become elevated and become aesthetically unattractive to the surrounding neighbours overlooking the vista from our property and others from the north.

5. We have concerns that as with the previous landscaping, recently finished, which was on a smaller scale, that the logistics of dropping materials off will cause problems to car movements within the ROW. Concerns also that my property will be used as an unloading bay (unauthorised) as was the case when the recent landscape works were in progress.

6.The close proximity to our front entrance balcony and the positioning of window 12 will remove privacy to the balcony that we often entertain on and use to enjoy privacy, westerly sun of an afternoon and views over Pittwater.

Window 13 will be opposite our lounge room window with a concern of view and privacy loss.

We will be losing all of our southern vista and most of our Pittwater views from this balcony due to non compliance setbacks and height of the eastern wall

We would welcome an opportunity to meet with council and any others that have concerns over this proposal that has already clearly stated not to adhere to council regulations, to make sure this renovation becomes compliant with the current rules of Northern Beaches Council.

Regards

Brendan and Tracey Doyle