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Subject: Online Submission

01/09/2020

Select... Nicole and Matthew Herrmann
39 Dareen ST
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RE: DA2020/0883 - 37 Dareen Street BEACON HILL NSW 2100

Dear Ms Wilkes,

We wish to submit an objection to the proposed additions and alterations to the existing dwelling at 37 Dareen Street, Beacon Hill.

Our concerns centre around the proposed minimal 6895mm front boundary setback, which is significantly less than the alignment of existing dwellings along the same southern side of Dareen St (in particular, the portion east of Jones St). Such a minimal front boundary setback will have an adverse impact on the current streetscape character and openness enjoyed by our neighbourhood.

With reference to Council's Warringah DCP 2011, Part A Introduction, Section A6 Parts of the DCP, strict compliance with the numerical requirements of the DCP does not guarantee a development consent - the proposed development must also meet the associated objectives. Details for the front boundary setback in Part B Built Form Controls, Section B7, includes the numerical requirement to maintain a minimum 6500m setback to the road frontage (for land zoned as R2). Although the proposed 6895mm dimension appears to fall just within Council's limit, the key objectives of Warringah DCP 2011 for front boundary setback must be fulfilled as well - yet, we are of the view, that the majority of those objectives listed in Section B7 would not be achieved i.e. it is meant to;

- Create a sense of openness;
- Maintain the visual continuity and pattern of buildings and landscape elements, and;
- Protect and enhance the visual quality of streetscapes and public spaces.

The visual continuity and pattern of existing dwellings along the same portion of Dareen St consists predominantly of front boundary setbacks at least 10.6m (and up to about 15m) from the road frontage - significantly more than the proposed 6.895m. Further, the natural terrain generally slopes down to the road in a south-west to north-east direction, so virtually all allotments (including the existing building at 37 Dareen St) are elevated along that portion of the street. As such, to protect and enhance the visual quality of our streetscape, existing dwellings have been modestly setback from the front boundary, resulting in a clear sense of openness. Considering the distinct inconsistency of such a near minimal front boundary setback compared to all other modestly setback existing dwellings, there would be a significant adverse effect on the resulting street character.

We trust our concerns highlighted above, demonstrate that a 6895mm front boundary setback would not be compliant with Council's own key objectives and look forward to receiving your response in the very near future. In the meantime, should you require any clarifications please do not hesitate to contact us.

Yours Sincerely,
Nicole & Matthew Herrmann