
From: Cathy Kubany
Sent: 24/04/2023 3:00:11 PM
To: Council Northernbeaches Mailbox
Subject: DA 2023/0309 - Attention Clare Costanza
Attachments: Dear Ms Costanza 2023_181DA.pdf;

Dear MsCostanza
please see our response to notification of this development attached.
regards

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Cathy Kubany
Site Planning and Building Design
(ARN 4855 1986-2022)
BSc.Arch, BArch (Hons 1)

[REDACTED]



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Dear Ms Costanza

DA2023/0309 – Alterations and additions – 181 McCarrs Creek Road, Church Point

Thank you for notification of this DA.

We have discussed this proposal with our neighbour.

We have no objection to this application provided our sound and visual privacy concerns are addressed and conditioned.

Our Property

Our property at 183 is located to the west of the development and approx. 2m below it. We note that the application does not indicate a relative section including our house.

Our house is a single level weatherboard with our main bedroom located on the eastern end of our building.

We are on a steep site and our house is partially cut into the ground to the south. Our house opens to a private north facing deck. There is a small level grassed area between our house and the boundary to 181.

We have lived here for over 25 years during which time we have enjoyed the continued amenity of this private outdoor area.

During the time we have been here the property at 181 has undergone incremental addition to the north. Apart from loss of vegetation we have had to negotiate with previous owners to consider overlooking potential from proposed extensions. (Current studio apartment and deck over).

The driveway serving 181 forms the entry to a shared right of carriageway to our property and to 185. Following building works to 181 by previous owners this section of driveway has become degraded.

The Proposal

The proposal is for a pool located above our floor level and extending further to the north in front of 181 along with extension of the existing deck, which without appropriate measures, will impact the amenity and enjoyment of our property. The proposed pool will extend slightly beyond the north east end of our deck and sits some metres above it. This deck is our main outdoor living area. Planting currently exists here but cannot be relied on for long term visual screening, nor will it address acoustic issues.

Consultation

Our neighbour has been considerate in listening to and understanding our concerns about visual and sound privacy and has agreed to address these as follows.

- 1 – That the proposal incorporates a visual and acoustic screen/barrier on the west side of the pool. We have asked our neighbor that this be increased from 1000 high to 1200 at the northern corner to address overlooking from the extended deck.
- 2 – That the pool pump is within an acoustic enclosure and any opening required positioned on the north or east facing walls to address sound impacts. We note that ambient background noise at night is near 0db.
- 3 – That a dilapidation record be provided during construction to ensure further damage of the driveway is made good.

We are happy to support the application if these items can be conditioned in the DA approval.

Yours Sincerely



24/04/2023

