
From: Ann Homan
Sent: 27/01/2025 11:24:22 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Re: Application Number: DA2024/1693 -
Attachments: DA20241693 Submission to Council 32 Nareen Parade, North Narrabeen.pdf;

Attn: Dean Pattalis Northern Beaches Council,

Please find the pdf letter attached. Unfortunately it didn't attach correctly to yesterday's email.

Thanks in advance,
Ann Homan

On Saturday, 25 January 2025 at 12:07:50 pm AEDT, Ann Homan wrote:

Attn: Dean Pattalis Northern Beaches Council,

Please find our submission in regards to **DA Application Number: DA2024/1693**

I have attached the submission and relevant files as pdfs to this email, Please advise if you have any troubles viewing.

Thanks in advance,
Ann Homan

Dear Dean Pattalis, Northern Beaches Council,

We are writing to you with a submission of our concerns in regards to the property 32 Nareen Parade, North Narrabeen NSW 2101. **Application Number: DA2024/1693**

This was submitted on the 02/01/2025 and will be exhibited until the 29/01/2025.

We have the following concerns regarding the DA.

1. Dwellings

Firstly, is the nature of the DA.

Is the development to be a pool & store room or pool & studio / dwelling?

It's described in the following documents, uploaded onto the DA submission, on the council website as:

- Report - _Geotechnical 5-12-24 - The extension is desired as a "New Storeroom"
- Plans - Master Set 5/12/24 - The extension is desired as a "New Storeroom"
- Plans - Site 5/12/24 - The extension is desired as a "New Storeroom"
- Report - Waste Management Plan 5/12/24 - The extension is desired as "Pool (swim spa) and studio" Also, in this document section "Section 3 – On-going waste management for one or two dwellings", has not been completed, leading us to believe that they intend to have two dwellings'
- Report - Statement of Environmental Effects 5/12/24 - The extension is desired as a "pool and studio"

My issue with this development is that No. 32 Nareen Parade already has a Granny Flat situated on the property. This dwelling includes a bathroom, toilet, kitchen.

It has, previous to March 2022 when the shared driveway was condemned, been let as a holiday letting on Airbnb.

This structure is missing from all of the plans that were submitted to the council.

It is however mentioned in the uploaded document "Report - Geotechnical 05-12-2024", as prepared by White Geotechnical Group.

See Page 1

*"A series of stable timber retaining walls between ~0.6m and ~1.0m step up past a **suspended timber studio and terrace** the steeply sloping lawn area above the house (Photos 4 -6)."*

Specifically, Photo 4, which is the Granny Flat itself. And Photo 7 which shows the Granny Flat in relation to the main dwelling.



Photo 4

Granny Flat



Photo 7

Main Dwelling

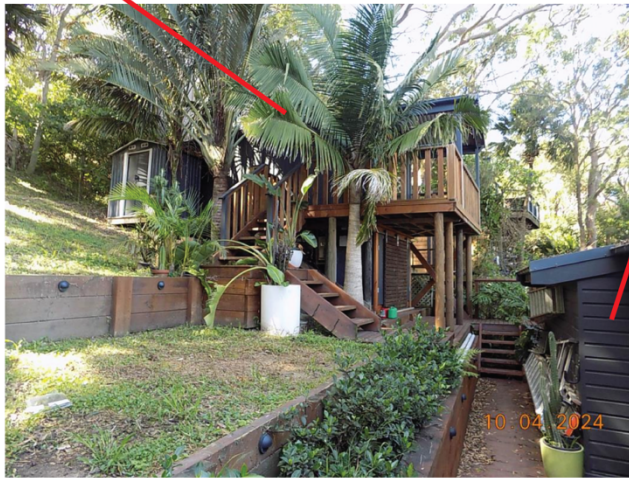


Photo 4

It is also conveniently cut off from the plans on Page 20 of the same report.

SITE SURVEY – showing test locations and required exploration pits / underpinning



The following documents are also **missing this dwelling** from the plans
Plans_-_Structural_Engineering 05-12-2024
Plans_-_Master_Set 05-12-2024, pages 2, 7, 8, 9 and 10
Plan_-_Survey 5-12-24
Plans_-_Site 05-12-2024, pages 2, 7, 8, 9 and 10

See also, "Report - Statement of Environmental Effects 05-12-2024" written by the owner of the property
See Page 14

"C1.14 Separately Accessible Structures - There are no new separate structures proposed in the yard which can be repurposed into habitable structures or functions as detached studios or offices"

Whilst the Granny Flat is not "new", I do feel that this is an inaccurate statement.

My concern is, if approved, the property will have three separate dwellings, a pool and only two parking spots.

When the granny flat was operational as an Airbnb, myself and the other properties had multiple parking issues with the Airbnb customers, as they often parked in the turning circle and other residents parking spots. Should the council approve this "studio", I fear that again, we will have issues and confrontations with insufficient parking for up to 3 dwellings on no 32's property.

2. Driveway

Secondly, as you may or may not know, the shared driveway was damaged in a series of storms in March and April 2022. I have been fighting with my insurance company for almost three years to get the driveway rebuilt. I have been unable to live in my own home for these three years because of the storms. I am hoping that the build will start very soon, with the estimated build time of 12 months and at a cost of approx. \$1.6m.

The comments in the report "Report - Statement of Environmental Effects 05-12-2024" written by the owner of the property

See Page 6

*"As the site is accessed via a shared driveway, **access arrangements for the delivery and installation of the pool (swim spa) will be coordinated with other property owners that share the driveway.**"*

Please note that No. 32, does not **own or have any rights** to the driveway. He is allowed to traverse the driveway in order to access his property.

I have not been consulted about this DA or any works to be carried out by the owner, Dean, at any point in time.

In fact, I was only made aware of the DA, through one of my other neighbours.

I am concerned about the potential damage to the brand-new driveway. Whether or not the owner claims that the driveway can 'handle the load', what happens if the driveway is damaged during construction? Does the owner have the funds available to repair the new driveway?

Shouldn't the council require insurance or a retainer be put in place to ensure that any damage caused by the development, be covered by the owner.

3. Stormwater

Thirdly, In the report submitted "Report - Statement of Environmental Effects 05-12-2024" written by the owner of the property

See Page 6

*"A stormwater management system has been developed to accommodate the development works, as well as comply with Council's requirements including dealing with overland flow matters. **A Stormwater Management Plan have been prepared and included with the application.**"*

I cannot find any reference or attachment of a 'Stormwater Management Plan' that has been prepared.

In the same report "Report - Statement of Environmental Effects 05-12-2024" written by the owner of the property

See Page 11

"(d) waste water management, stormwater and drainage across the land, There is no impact to wastewater, stormwater or drainage across the land.

*As the works do not include any new roof area and the pool is elevated **no additional stormwater management is required** as there is no additional roof run off nor impact to overland flow"*

Also from "Report - Geotechnical 05-12-2024"

See Page 4

"All drains, pits and associated plumbing are to be oversized and designed to cope with extreme prolonged rainfall events. The drain is to be designed by a stormwater/civil engineer in consultation with the geotechnical consultant. It is a condition of the slope stability assessment in Section 8 (Hazard One) that this be done"

Reading these conflicting statements, I cannot work out if there is to be extra drainage or not.

Again, my concern is that there is inadequate drainage at the present installed at the property, let alone with a pool and another dwelling added.

Please see a video of run off from properties 34 and 32 Nareen Parade, during the storm which undermined the driveway and led to its collapse. This video was taken by my son in the afternoon of April 7th 2022.

See attached video "32 & 34 Nareen Parade – 07-04-2022"

4. Visual Privacy/Acoustic Privacy

When my husband (sadly, now deceased) and I purchased the property over 40 years ago. We appreciated the peace and quiet of the location, being up away from street level.

With the approval of the DA allowing a pool and studio. I fear that both my visual and audio privacy will be greatly affected.

Please see photos from my balcony showing the approximate location of the pool.

Location of
Pool / Studio



Location of
Pool / Studio



In the report, "Report - Statement of Environmental Effects 05-12-2024" written by the owner of the property

See Page 14

*"C1.3 - View Sharing - **Views from other adjoining dwellings will not be impacted** as a result of the proposed works as all the area is currently shielded by a bamboo hedge which will be maintained and reinstated in any area that needs to be removed to facilitate construction."*

*"C1.5, C1.6 - Visual Privacy/Acoustic Privacy - The location is currently screened by a bamboo hedge which will be maintained and reinstated in any area that needs to be removed to facilitate construction. Adjacent properties are not in line of sight for the proposed pool and **acoustic privacy will be maintained**"*

How do they intend on maintaining such acoustic privacy? Bamboo is a grass and does not seem to be a sufficient sound barrier.

If you were to visit the property, you would understand that the hill and driveway create a sort of 'colosseum effect' meaning any noise in that area is greatly amplified. Having a pool / play area in this location will significantly increase the volume of the voices and the pool itself will rebound the noise greatly.

Should the DA be approved, better screening and sound deadening fences / materials should be used.

5. BDAR Report

As we have currently lodged our own DA, through AAMI, in regards to the reconstruction of the driveway. We have since learned that the properties lie within a biodiverse zone.

My insurance company has spent tens of thousands of dollars commissioning a BDAR report for the council in regards to our DA.

I have read the report "Natural Environment Referral Response - Biodiversity 08-01-2025"

We understand that the Council has declared that **See Page 2** *“The proposed works are not located within the BV mapped area”*

And

“Furthermore, the Statement of Environmental Effects (Dean Dallwitz, December 2024) identifies that the proposed development is situated within an existing developed area and as a result will not require the removal of significant trees, rock outcropping or vegetation”

See also “Report - Statement of Environmental Effects 05-12-2024” written by the owner of the property
See Page 10

*“The site is in the biodiversity zone. The **proposal does not require the removal of any significant vegetation** (within the context of biodiversity) with erosion and sediment control measures to be implemented to prevent pollution/sedimentation of natural waterways. All works are located over existing altered landscape. No significant trees, rock outcropping or vegetation will be affected by proposal. The application also proposes the implementation of an enhanced site landscape regime. As such, there will be no unacceptable biodiversity impacts. **No natural vegetation of significance will be removed** as a result of the works and the proposal should raise no concern in this regard”*

Obviously, it is in the owner’s best interest that he has suggested that there is no removal of vegetation, when you can see from the below images taken by my son on the 25th of January 2025, shows that this is not the case.



Location of
Pool / Studio



Location of
Pool / Studio

Please note that according to Environment NSW, see attached [“Biodiversity assessments and calculation of the scheme entry requirements Biodiversity Offsets Scheme Environment and Heritage 23-01-2025”](#)

“Native vegetation is defined in section 60B of Local Land Services Act 2013 (NSW) as any of the following types of plants that are native to New South Wales:

- **trees (including any sapling or shrub or any scrub)**
- **understorey plants**
- **ground cover (being any type of herbaceous vegetation)**
- *plants occurring in a freshwater wetland.*

Native vegetation may exist as grassland, herb land and low shrublands that do not have trees or large shrubs.

Native vegetation is trees, shrubs, herbs and grasses that are indigenous to New South Wales.

A plant may be considered native to New South Wales if it is listed as native on the [New South Wales Flora Online database](#), which is maintained by the Botanic Gardens of Sydney.

Native vegetation extends to any planted vegetation that meets the definition of native vegetation.“

Whilst I understand that the specific site area is not located with the BV mapped area. It is within 40m of a BOS. And from the commissioned BDAR we were informed that certain species were apparent in the intended site zone.

See attachment [“Report - Biodiversity Development Assessment Report \(BDAR\) - Amended 15-08-2024”](#)

"Figure 4-2 Native Vegetation Extent within Subject Site" - **Page 20**

"Figure 6-1 Species Polygon - Swift Parrot" - **page 40**

"Figure 6-2 Species Polygon - Genoplesium baueri" - **page 41**

I cannot understand as he is removing vegetation that a BDAR was not triggered.

Thank you for taking your time to read my concerns.

Please do not hesitate to contact me should you require any further information,

Thanks in advance,
Ann Homan