
Sent: 12/08/2021 2:42:14 PM
Subject: DA2021/1135 - Submission
Attachments: 6 Guwara Rd Objection.pdf;

Please find attached our submission (objection) to the currently proposed development at 6 Guwara Road Duffys Forest, DA2021/1135.

Many thanks.
Sean and Carla Kotthoff

8 Guwara Road
Duffys Forest
NSW 2084

11 August 2021

The General Manager
Northern Beaches Council

Attention: Gareth David - Assessing Officer

DA2021/1135 – Objection

Lot 3 DP 1196894, 6 Guwara Road Duffys Forest

As the northern neighbours to this property, we object to the current proposal for the following reasons:

1. Height, scale and bulk of the proposed garage building, sited within side setback restrictions.

The proposal is not sympathetic to, nor supportive of, the objectives of the Warringah DCP 2011 and its associated controls (See B5, B7, D9 amongst others).

Our main concern is D9 - Building Bulk.

We are on the downhill side of the proposed development. The proposed roof line is 10.75m higher than our driveway. The building is almost 24m long in a single plane, setback 5m from the boundary.

This is visually dominant and intrusive, and does not promote the rural lifestyle and zoning of the area.

2. Privacy.

We are concerned that there will be provision for further development above the garage in the future (eg. conversion of roof space to habitable space). Any such development would greatly impact our privacy and amenity, as well as the value of our home.

Habitable dwellings in our subdivision are currently separated, as per the building footprint restriction on title, to ensure overdevelopment does not occur.

3. Tennis court lighting and privacy.

As there is no way to incorporate screen planting into the tennis court design (along the northern boundary of the property), we object to the tennis court lighting for both light and noise impacts at night.

We note the approval of the tennis court at 5 Bibbenluke Avenue (on appeal via the L&E Court - Case number: 2018/00215027 Dax McBurney v Northern Beaches Council); was subject to the exclusion of lighting.

We would be amenable to the tennis court location and design should such a clause be incorporated in any approval.

4. Stormwater runoff from tennis court.

The current plans do not document any stormwater or drainage design for the tennis court. As our property and the fire trail are downstream of the tennis court, it is imperative to ensure that there is no impact or damage from runoff of the proposed tennis court and access ramps to the downstream environment. This is especially critical with regards to the fire trail.

We trust that council will find our objection to the current proposal favourable, given the encroachment of, and disregard of, the many planning controls associated.

We have had amicable discussions with the applicant and believe it is their intention to amend the current proposal. Should the bulk and scale of the proposed garage be amended, and our other concerns taken into account, we would be happy to review our submission.

Thank you for considering our objection to the current proposal.

Yours sincerely

Sean and Carla Kotthoff
8 Guwara Road Duffys Forest