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RE: DA2021/1189 - 73 McCarrs Creek Road CHURCH POINT NSW 2105

I wish to raise the following concerns about the DA 2021/1189 at 73 McCarrs Creek Rd, Church Point.

1. The home theatre to be built is in close proximity to our bedroom, and the plan shows that there is no sound proofing included. The plans describe the media room as "timber framed with cladding". The Statement of Environmental Effects, section 4.1.7, indicates compliance against C1.6 Acoustic Privacy, but against C.1.14 states " The media room has not been designed and is not intended to be used for separate habitation." As such the DA has not considered Acoustic Privacy, and therefore compliance cannot be claimed. We would like the windows, walls and ceiling to be sound proofed.
2. The Building Codes of Australia include "music room", as part of the definition of a "Habitable Room". As such the media room should not be constructed similar to a shed or garage, ie non-habitable. A suitable Weighted Sound Reduction Index, Rw should be imposed on this home theatre, wrt AS/NZS 1276.1.
3. There are several large trees on the adjoining property in close proximity to the development that have not been considered in this DA. As these are the few remaining mature native trees in the vicinity, controls should be in place that ensure these are not threatened in the future, for example when the canopy overhangs the development.
4. The number of native trees on the properties does not reflect the E4 zoning. Although this development does not remove any trees, previous owners have dramatically reduced the tree canopy - the number of tree stumps clearly reflect this. The number of mature trees in the area has reduced significantly in the short time we have lived in the area. Little effort has been taken to enhance this E4 zoning. With the few native trees remaining on the property, it can be said that the intent of E4 has not be maintained, and as such additional controls should be imposed.