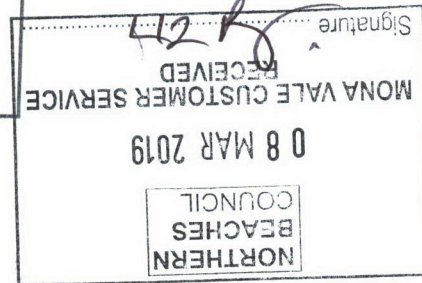


Submission

76 Narrabeen Park Pde  
Warriewood NSW 2102  
9944 7567

8<sup>th</sup> March 2019

Development Assessment  
Northern Beaches Council  
1 Park Street  
Mona Vale NSW 2012



Application Number: DA 2019/0134  
Address: 74 Narrabeen Park Pde, Warriewood

We have the following concerns in relation to the above development that we trust will be considered and acted upon.

1. North Side Setback & Vegetation Screening.

The proposed development is being built in an area where neighbouring properties only have trees shrubs and lawn with low fencing which provides a tranquil environment for residents, animals and wildlife. There are no buildings set this far back on the properties.

The setback to our side boundary is stated as 1.1 metres but the roof overhang which is 6 metres long is only 500 – 600mm from the boundary and rises to height of 4.052 metres on the northside and 4.437 on the southside. The roof with one pitch is also very dominant.

We ask that:

- (i) The building be set back a minimum additional 600mm from the boundary or the roof overhang be deleted.
- (ii) Advanced Screening Plants that reach a minimum 4 metres be installed between the building and the boundary with the clear opening of 1.0 – 1.1 metres. *This will enable the illusion of a green open space which we currently have.*

2. Access to the Home Office Development.

There will be additional people accessing this development via the northside approved raised carport extending to the front boundary and steps to the rear.

We are already concerned about privacy to our daughters' bedroom on the ground floor and our bedroom in relation to this. This can be appreciated by viewing the approved plans.

We note a condition of approval for the carport is that screening plants be provided to a minimum height of 3.5 metres. A plant is ideal but will take years to reach the required height. We ask that a timber screen be installed to the northside of the carport and steps to the area that will prohibit viewing directly into both bedrooms through front and side windows.

3. Site Coverage.

With the proposed Home Office development and approved development, the site coverage is at the maximum allowed.

There is no paving shown around the approved development nor any paths or paving shown to the proposed Home Office development.

We trust this will not be added later as it defeats the purpose of this Development Control in maintaining open green space to which this area is noted.

#### 4.Fencing.

The new fencing which we prefer to be low and open that will maintain the open feel is required to be install along the correct boundary line with screen provided by plants to the northside of the Home Office.

This area of Narrabeen Park Parade is iconic with its surrounding bushland and ocean and low key development. We feel somewhat lucky to live in this very natural environment.

The overall concern we have with this development, as a whole, is that it is overstepping the accepted boundaries of development in this area and thus destroying the amenity of the area for neighbours. For example, the required front building setback is dominated by a large high carport and house building providing minimal green space. We now have the proposed Home Office taking up the area of the property at the height over 4 metres which also very dominating.

A lot of people visit this area for what it provides. We need to preserve it for everyone to appreciate it.

Greg and Tracey van Grieken