
Sent: 1/01/2019 5:30:31 PM
Subject: Submission re Mod2018/0481 - N0465/14

Attention: David Auster, Planner and Luke Perry, Planner

We wish to make a submission regarding Notice of Proposed Development for Lot 16 DP 23008 74 Narrabeen Park Parade, Warriewood.

A letter was sent to our home in September regarding this matter however we were travelling overseas at the time and did not receive it. The "modification" was only brought to our attention by neighbours at a local Christmas function. We have since reviewed the Notice of Proposed Development dated 13 September 2018, have copied from your website all related plans, have spoken with Luke Perry of your office and have visited Council offices at Dee Why to view the plans. We note the date for closure of submissions was 1 October 2018, however as we were not aware of the Notice and did not return from overseas until recently, we do hope you will give due consideration to our concerns.

We have several issues with the "modification" proposal which are outlined below.

* the Notice dated 13 September 2018 refers to "Modification of Development Consent NO465/14 granted for Alterations to the dwelling including a new upper storey swimming pool and carport". It does not refer to the development of a "home office" which appears on all the plans. It is this structure which is of concern to us. This is not a modification to the original development proposal but a new application for a further development on the same site. Also, we have been advised by Council there is no construction certificate

* the plans obtained from your website and viewed in office have no floor plan for proposed "home office" therefore full impact on our property cannot be fully assessed.

* though plans refer to "home office" and gym, the owners, in conversation with neighbours have made it very clear this development will be built first and used as their primary residence whilst their pool and new home is being built. The noise of a family home, so close to our boundary, overlooking our property would be unacceptable to us and significantly affect the value of our home.

* the plans show that this structure will not be built into the slope of the land but built up to a height of 5 metres. This will set the floor level at the same height as the top of our back fence, virtually a viewing platform overlooking our entire back yard and pool significantly affecting our privacy

* though our common boundary appears small, it is the only section of our back yard which enjoys morning sun. Four Norfolk Pines line the remainder of our back fence overshadowing the majority of our yard. These are at least 20 metres high and not on our land.

* the plans indicate a storm water dispersion system will be built under this new proposed dwelling however there is no information regarding how this system will be effective. Both their and our homes are built on significantly sloping land. We need to be assured we are protected from flood and storm water excess in the event of a severe weather incident, which are now occurring more often than ever. Recent storm activity over Christmas has left significant storm water overflow under our fence

* how can we be assured that this dwelling will not be turned into short term, holiday accommodation. Many of the approved "granny flats" in our street and local area are being used for this purpose now. A quick look at the Air B and B site will confirm this. The close proximity to our boundary and intrusive, imposing height of the development would make this totally unacceptable to us.

Thank you for your consideration of our concerns. Please do not hesitate to contact us if you have any queries regarding this submission. We would also welcome an on site Council inspection at our expense.

John and Dianne Crook
65 Sydney Road
Warriewood
Phone: 0418 138820

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