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**From:** Karrayan  
**Sent:** 11/07/2022 3:01:22 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2022/0541 Lot 1 DP 634291 201 McCarrs Creek Road CHURCH POINT Alterations and additions to residential development - Construction of a driveway and associated earthworks, including car parking space.

Attention Nick England

## NOTICE OF PROPOSED DEVELOPMENT

Application No. DA2022/0541

Address: Lot 1 DP 634291 201 McCarrs Creek Road CHURCH POINT

Description: Alterations and additions to residential development - Construction of a driveway and associated earthworks, including car parking space.

Dear Nick

With reference to the listed DA2022/0541

The subject site for the alterations and additions to the construction of the driveway is very steep and I believe there could be serious safety issue. Apart from serious concerns about stormwater runoff which have already taken place, I also raise questions relating to the changes of the proposed driveway. I believe the survey of the land is not accurate as it is old (out of date) given the significant changes to the property. As soil has been altered by earth being moved on the slope for the proposed driveway which I believe may experience other problems associated with the grade especially due to the many trees removed on the property.

I find the proposed driveway 'a monstrosity, imposing, grossly out of character with the area' It will visually nominate the landscape when viewed from a public place McCarrs Creek Road. There is already on site a completed driveway to the double garage, plus a hardstand for extra parking on the block and an approved inclinator to the home which sits high up on the very steep block from the double garage.

### So why a second driveway?

The impact on the property from trees and groundcover removed from 201 which were a natural solution on the land for stormwater runoff. The tree roots helped absorbed and filtered the runoff and held the soil. The tree canopy also slowed the rainfall and spread it over the land.

It is clear the impact on this denuded property in terms of flooding, the unimpeded raindrop impact on the bare ground has lead to EROSION and QUICK RUNOFF. This is a very steep block adding significantly to the amount of mud/water running down from 201 and across 199 McCarrs Creek Road during every rainfall and the polluting of McCarrs Creek which flows into Pittwater..

There has been recent loss of privacy to my residence due to 201's removal of the native trees and any further development will impact my privacy completely, with this monstrous driveway and home.



The few remaining trees seen in photo 2 directly below will also be removed if the proposed driveway is approved. These trees are critical habitat for wildlife and the endangered mammals and birdlife that use these trees.

The owners/developer is seeking to cash in and destroy the unique Character of Church Point while seeking to sell, before they quickly depart, leaving the natural beauty of the area ruined. Church Point is known for its beautiful trees and wildlife that continues on through to the beautiful National Park.

Attached please see two photos of the block with the beautiful trees and shrubs. Then a photo of the same block denuded of trees below all for a second proposed driveway:



The whole argument **is not only** being the visual look of the proposed driveway structure. There are many serious problems including **STORM WATER RUNOFF PROBLEMS** WHEN RAIN HITS THE NEW HARD, IMPERVIOUS DRIVEWAY SURFACE THE WATER WILL BE CHanneled DOWN THE DRIVEWAY AND ACROSS THE PUBLIC ROAD IN VERY FAST LARGE VOLUMES ONTO MY PROPERTY (152 McCARRS CREEK ROAD) AND STRAIGHT DOWN MY DRIVEWAY THEN ACROSS MY LAND WHICH IS ALSO ON A SLOPE AND OTHER PROPERTIES ON THE LOWER SIDE OF McCARRS CREEK ROAD, CHURCH POINT.

The landscaping plan is very unsatisfactory we need to replace the many trees that were removed with out permission for the construction of the proposed driveway.

Please see the photo attached below showing the trees I believe will be removed once the proposed driveway is approved.





The proposed hardstand in the South West corner of the property, will also dominate the streetscape from the street totally that shouldn't be approved as a significant tree has been removed which was showing on a out dated arborist report.

Please advise on what action council is taking to protect residents from current breaches of Council's stormwater and sediment control compliance by the owner /developer of the property at 201.

I expect Council to take in my valid points noted above and do the right think and refuse this application.

I reserve the right to submit further information regarding my objection as required.

I look forward to your response thank you.

Should you have any queries please do not hesitate to contact me.  
Kind regards,

**Karrayan**

Karrayan Rozenberg

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AUSTRALIA