
Sent: 20/07/2020 1:52:20 PM
Subject: DA2020/0728 Objection Notice
Attachments: 200720_51Claudare_ObjectionLetter.pdf;

Hi Gareth,

Please see attached our objection letter to DA2020/0728 submitted on the behalf of 51 Claudare Street, Collaroy Plateau.

Please do not hesitate to get in contact if you would like to discuss.

Regards

Steve Woodward
Ph: 0405 986 898

Attn: Gareth David, Planner

Northern Beaches Council

725 Pittwater Road,
Deewhy, NSW, 2099
1300 434 434

Suite 5/ 383 Sydney Road,
Balgowlah NSW 2093
Telephone +61 2 8041 7802
studio@matthewwoodward.com.au
www.matthewwoodward.com.au

RE: OBJECTION TO PROPOSED DEVELOPMENT AT 51 CLAUDARE STREET, COLLAROY PLATEAU

APPLICATION NO: DA2020 / 0728 - ALTERATIONS & ADDITIONS TO EXISTING DWELLING HOUSE

Dear Mr. David,

On behalf of our clients, Steven and Emma Woodward of 49 Claudare Street, Collaroy Plateau - we wish to formally object to the proposed development currently submitted for approval at 51 Claudare Street, Collaroy Plateau as it contravenes the policies set out in Warringah Council's DCP 2011 and has substantial impact on their amenity.

The clauses that the design particularly neglects includes the following:

D1 Landscaped Open Space and Bushland Setting:

- The proposed soft landscaping area which includes the pool surface area is sitting at 118.2m² (27.9% site area) where the requires soft landscaped area is 166.9m² (40% site area)

D6 Access to sunlight

- The proposed development has made no attempt to reduce the impacts on the existing solar access currently enjoyed by the occupants at 49 Claudare Street. The entire northern elevation including existing fenestration at no.49 is entirely submerged in shadow for the duration of the 21st of June.
- The existing dwelling at 51 Claudare Street extends beyond the existing dwelling at 49 Claudare Street. At 12:00 Noon on the 21st of June the existing dwelling already casts a shadow on the private open space and rear yard of 49 Claudare St. This is exacerbated by the proposed development as the 3:00pm shadow cast covers the entire rear yard and private open space.

D8 Privacy

- There has been no consideration of siting the proposed development to reduce the impacts on privacy.
- Proposed habitable rooms have windows in close proximity to the adjoining boundary and are orientated to look directly onto 49 Claudare Street with no privacy mechanisms proposed.

D9 Building Bulk

- The proposed development has made no attempt to reduce the visual bulk of the proposed development. There are large, continuous, unarticulated wall planes which breach the council's building envelope controls and increase visual bulk and building mass which is highly unappealing for the residents at 49 Claudare Street, let alone the broader residents of the community.
- The breach of the building envelope control and overall building mass is unnecessary and should be addressed to achieve compliance with the clause. Addressing this item will assist to reduce the impact in other areas such as encouraging solar access and decreased overshadowing.

D13 Front Fences

- The proposed 1.8m front fence contravenes council's streetscape character policy. Fences should allow for casual visual surveillance and compliment the existing streetscape character.
- Where a front fence is proposed, it should be articulated to provide visual interest and setback to allow for landscaping to soften and screen the appearance of the fence.

If the design proposal was amended to address the above concerns, our clients would consider withdrawing their objection.

Yours sincerely,



Matthew Woodward Architecture Pty Ltd

NSW Registration No: 8980
BDes (Arch), MArch(Hons)

Matthew Woodward Architecture Pty Ltd
ACN 166 380 632
NSW Architects Registration Board
Nominated Architect 8980 Matthew Woodward