
Sent: 9/08/2021 1:54:46 PM
Subject: Submission on DA2021/ 1032: 8 Delecta Ave, Clareville
Attachments: G+S Coops' submission.pdf;

Dear Mr Prosser

Please find attached my initial submission for the above Development Application.

If you have any questions, please don't hesitate to call or email. I understand that there is a two week extension for submissions due to COVID and we will be providing an architect's report covering the technical aspects later this week I believe.

I have tried several times to call but assume you have been inundated with calls so may I just request that my name be added to the list of residents with another two weeks in which to provide input for consideration.

Many thanks!

Kindest regards

Greg and Sheonagh Coops
1 Delecta Avenue
Clareville
NSW 2107
(+61) 428 284 890

9 August 2021

Mr Thomas Prosser
Northern Beaches Council
PO Box 82
Manly NSW 1655

DA2021/1032, Lot 20 DP 13291
8 Delecta Avenue, Clareville

Dear Mr Prosser

Thank you for the opportunity to present our views on the proposed development at 8 Delecta Avenue – a house I have visited regularly since 1970's as I went to school with Peter Stutchbury. His father Ernie lived there.

My wife and I now live directly opposite 8 Delecta Avenue in 1 Delecta with an uninterrupted view of the driveway and the rear of the proposed annexe block.

What is often referred to "Ernie's house" by some residents is part of an eclectic mix of mid-century and older, original homes that give Clareville its charm. The exterior of the cream brick residence at number eight is being preserved but the proposed annexe at the back is out of all proportion to what has been a beach house treading relatively lightly on the environment. As you can see from the photo below, what we see of Ernie's house from 1 Delecta Ave now are space, trees, and garden; it appears that much this will be replaced in our eyeline by brick and parked cars and people on a terrace. And tread lightly this new edifice will not.



The current view of 8 Delecta from 1 Delecta Ave

The loss of garden at 8 Delecta will be significant and reminds me of what has been allowed to happen to Balmoral Beach where beautiful old homes with gardens are now massive square monuments of concrete sitting cheek by jowl surrounded by walls with no green spaces at all.

I am neither an architect nor a town planner but a concerned resident in a place I have enjoyed for most of my life. Watching the trees, shrubs and grass being removed to make way for bedrooms with *en suite* bathrooms is permanent and opposite to what we should be doing to protect the environment. Some urban planners refer to this as “cementification”. It is not something we should be encouraging in this pristine and special part of Sydney.

At present, the garage at the rear is discreetly positioned. From the road people are observing buildings that are set back and nestling into the greenery close to the northern fence-line. But the plan proposed will have us and passers by looking at a **massive, centrally located two-storey structure clearly visible** due to size, position and a lack of natural camouflage that we all currently enjoy.

We strongly suggest that this massive structure at the back be reduced in size and position and that **significant trees** (e.g., the paperbark on the southern fence line) not be removed in the process. Also, we don't wish to be looking down on an **easterly facing terrace**. All the houses on the western side of Delecta Avenue face Pittwater. There are no terraces facing neighbours on the eastern side of the road so this will set an unwelcome precedent.

Finally, we are sure you will hear a barrage of concerns about the **impact this will have on a perennially congested situation around Clareville Reserve** where commercial vehicles and visitors compete for places to park illegally. Add tradesmen, cement mixers, trucks and excavators on this narrow road and we will be locked down more effectively than COVID 19. But perhaps it is worth repeating.

Even without people parking illegally, large trucks cannot enter or leave Delecta Avenue using the southern route to Hudson Parade due to the sharp bend on the hill. Unfortunately, most navigation programmes instruct them to take this route. Many get stuck there for hours and their removal inevitably scars the bitumen which erodes until repairs are done many months later.

Heavy vehicles will need to come via the northern entry, negotiate the very narrow road to 8 Delecta and then reverse back all the way. If they get stuck or stop to unload anywhere the road becomes unpassable.

Several attempts to request more sensible placing of the No Stopping signs with the Council for more than two years have not even elicited a response so, hopefully, our warnings on the inevitable deterioration on traffic flow will be heeded. Please.

Construction in some form will inevitably proceed so we would like to formally request a practical traffic management system be developed and distributed to all residents to allay fears of congestion and the inability for emergency services to get through. Some photographs of what happens here already are attached on the following pages.

Thanks again for the chance to have our views heard.

Appreciatively

 Sheonagh.

Greg and Sheonagh Coops

Guringai Country

1 Delecta Avenue

Clareville 2107

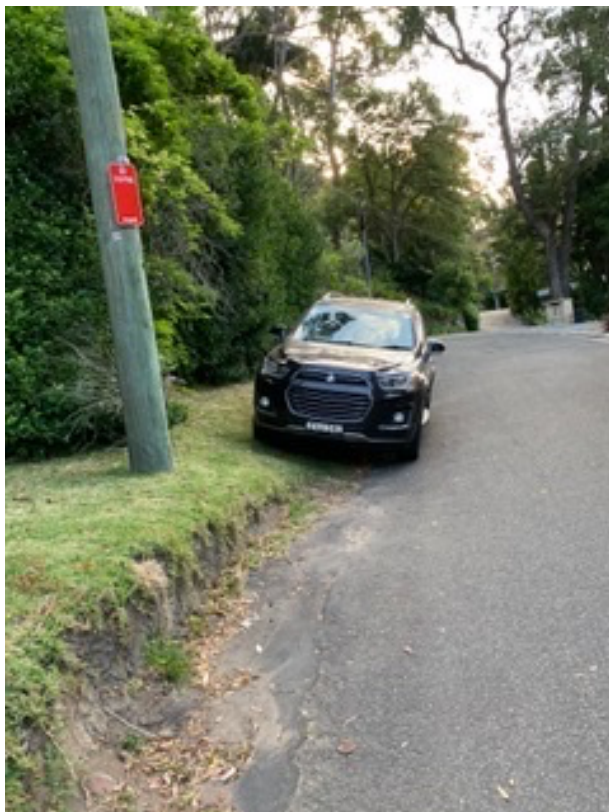


On the verge of 1 Delecta even with council posts installed.

These just get knocked down.



Or ignored. This is taken in front of 1 Delecta Ave looking south.



Directly opposite 8 Delecta as I write this letter. That is a No Stopping sign.
In the background. Note how eroded this bank is currently, pre-construction.
The photo below is taken from the corner in the background looking north.



Another day - note there is a car parked right up the apex of the tight corner.
The green car and two black ones are parked in a No Stopping zone.
On this day an emergency vehicle had to reverse back up to Hudson
Pde and enter Delecta Ave via the northern entry wasting valuable time.