
Sent: 29/04/2019 9:27:13 AM
Subject: DA2019/0334; Lot 1 DP 1084184
Attachments: The General Manager.Arcadia v3.docx;

Attn.: Ken Bull, Planner

Dear Sir/Madam,

Please find attached a copy of our submission re the subject DA, raising the issues of concern to us.

A signed original of this submission will be hand delivered to Council Chambers in the next few days.

We look forward to your considered response in due course.

Sincerely,
John & Lea Gattorna

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Palm Beach, NSW 2108
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29 April 2019

The General Manager,
Northern Beaches Council
P.O. Box 82
Manly NSW 1655
E: council@northernbeaches.nsw.gov.au

Attn.: Kent Bull, Planner

Dear Sir/Madam,

Re: Notice of proposed development
Application No. DA2019/0334
Address: Lot 1 DP 1084184, 1178 Barrenjoey Road, Palm Beach

We refer to the subject application for alterations and additions to an existing studio, and proposed change of use to a secondary dwelling.

For purposes of responding to this application we visited the Northern Beaches Council chambers to view the plans and associated documentation.

As the immediate neighbour [1176 Barrenjoey Rd., Palm Beach] on the low side adjacent to the subject property, the proposed change to 'secondary dwelling' status is of utmost concern. In short, we argue that changing the status as proposed would have **unreasonable impact** on our cottage. We therefore wish to raise the following matters for consideration by Council:

1. Our cottage [*Arcadia*] at 1176 Barrenjoey Road is located immediately adjacent to, and below the Wagner's existing studio. It was designed in 1994 by the eminent Australian architect, the late Professor Jennifer Taylor. Working around an early sandstone cottage ruin, she designed a striking small house which in 2004 was awarded a design citation by the Committee of Heads of Architecture Schools (CHASA). Significantly, the principal outdoor living area of the house is to its rear, and as Prof. Taylor wrote in explaining her design, its form and internal spaces are focused about this relationship with the rear garden and its terraces. Our kitchen, outdoor dining area and main bathroom all address the rear garden.

2. The scale and bulk of the existing studio is appreciably bigger than the original garage building that was modified to form it circa 2006, and in places it is even closer to our back boundary than the original garage. The current building projects out into the air at it's north west corner, and we have done our best to hide this ugly aspect with vegetation.
3. As mentioned above, we feel the existing studio already imposes unreasonable impacts upon the amenity and setting of our cottage. The proposed change from its present use to the secondary dwelling status suggests an intensification of use that will impact even further upon us, and makes the design and siting of the building doubly unreasonable.
NOISE/PRIVACY and additional TRAFFIC are our main concerns.
4. The question arises: is this site suitable for a secondary dwelling given it's location and proximity to our cottage, which has been in place since 1987? The current design of the proposed privacy screen is unclear, so we would like to have more details of the height, extent, and materials intended for this structure.
5. The other concern that we have about converting the existing studio to secondary dwelling status, is that it could well then be leased out on a short-term basis, eg., AirBnB, thus accentuating the **NOISE and PRIVACY** issues mentioned above, and added to this, increased **TRAFFIC noise**- the driveway access to the studio is closely adjacent to the northern aspect of our cottage.
6. In conclusion, we have invested substantial funds in maintaining our cottage in the spirit of the original designer, with particular regard to the architectural and design qualities which makes it so unique and special. If the proposed development changes were to be implemented, we believe that it's amenity and character would be diminished, which would be truly regrettable, and we believe, negatively affect its resale value.

We invite Councillors and Officers to contact us in order to visit the site to observe the relative positions of the exiting studio and our cottage, and gauge for themselves the likely impacts of the proposed changes/development.

Thanking you for your consideration in this matter,

Yours sincerely,

John & Lea Gattorna

E: john@gattornaalignment.com or 0419-245663

E: lea@gattornaalignment.com or 0412-147336