
Sent: 20/03/2021 7:37:50 PM
Subject: DA2021/0137 Submission
Attachments: 2021 03 20 Council Submission.pdf;

Please find attached our submission in relation to DA2021/0137 – we have already lodged this online, but wanted to ensure it is received.

Kind regards

Alessandra & David Cochrane

Mr & Mrs D Cochrane
74 Wakehurst Parkway
NORTH NARRABEEN NSW 2101

20th March 2021

Northern Beaches Council
PO Box 82
MANLY NSW 1655

By email: council@northernbeaches.nsw.gov.au

Dear Sir/Madam

Application No: DA2021/0137
Address: Lot 25 DP 11547 45 Carefree Road, North Narrabeen NSW
Description: Alterations and additions to a dwelling house

We would like to make the following submission in relation to DA2021/0137 applied for by Warren Design Pty Ltd.

1. Scenic Protection

Pittwater DCP21 – Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve. The proposed alterations and additions from what we can see do not appear to ensure that the bushland landscape is the predominant feature as the size and scale of the alterations make the dwelling the predominant feature. When viewed from Wakehurst Parkway (the residential road as opposed to the main roadway), the dwelling will be the predominant feature with very little natural vegetation visible to provide a natural looking environment in keeping with Pittwater DCP21.

2. Landscaped Area

Notwithstanding the proposed planter beds (which could at any time be removed) only 56% is proposed when the council requirement is 60%

3. Sunlight and Shadow

During the winter months, it is the back of our property that receives the bulk of it's sunlight during the morning hours. The proposed development would further

extend the existing shadow cast so that the entirety of our home would remain entirely in shadow until midday, at which time the sun moves to the front of the house. It is the rear of our house that contains our main private open space, and as such the proposed development would afford us less than 3 hours of sunlight. Furthermore, windows to the principal living area of adjoining dwellings are also supposed to receive a minimum of 3 hours sunlight – the extension of shadow cast by the proposed dwelling will remove any sunlight we currently receive at the back of our home. Whilst the proposed shadows demonstrate that at 12pm the shadows have moved away, the sunlight has in fact by this time moved to the front of the home, which is not our main private open space, nor our principal living area. The submission only appears to have taken into consideration the adjacent dwellings and not those in front of it.

This significantly impacts on our ability to maximise the sunshine to our clothes drying area and principal living area, entertainment area and pool. The increase over the top of our home will have an impact on heat, warmth and light. With so much in shadow the costs to provide additional lighting to our home as a direct result of the extended shadow will have a negative impact.

4. **Privacy**

Whilst the development appears to have taken into consideration the privacy of neighbours along the side of the proposed dwelling, it fails to take a number of points into consideration for those in front of the proposed dwelling

- Noise pollution – whilst there may be no significant noise sources, the extent of the development and its overall unnecessary size will bring noise currently contained within the home, down towards the back of the property and directly into the homes of those in front. Having lived in this property for over 30 years we are well aware that any sounds in the houses above us carry down into our homes, so much so that during times when those in the homes to our rear are entertaining, we are forced to close our doors and windows to block out the noise that currently carries. The extension of balconies and the like will only further exacerbate the existing situation.
- Light pollution – the overdevelopment of the proposed dwelling means that there will be a significant increase in lighting on the site. Currently if lights on the balcony are on they shine directly into our main principal living area and bedrooms, necessitating the need to keep our blinds and windows closed at all times. This means even in the summer months, when we should be free to enjoy fresh air, we have to stifle this in order to be free from light pollution. The proposed development will only exacerbate this existing situation
- Balcony – the proposed balconies in the development will only further intrude into the private open space of our property, with visibility directly into our yard from these proposed balconies, affording us no privacy

5. Drainage

Currently during heavy rainstorms there is significant run off from the existing property at 45 Carefree Road which drains down through both 72 and 74 Wakehurst Parkway and into the Council's stormwater pit and pipe system (the excess of what has already been absorbed into the soil). When the soil becomes waterlogged then additional water and soil flow down into our properties. The soil and dirt material that comes with this is deposited into our yards, which we then have to clean up. We are concerned that the proposed development fails to address this completely. Erosion and sediment control are mentioned only within the scope of construction and not ongoing in nature.

6. Height, Bulk and Scale

The proposed dwelling in our opinion is an overdevelopment of the existing site that is both unnecessary in its size and not in keeping with the surrounding residential character. Buildings in the area are predominantly two-storey in height, however this development, however you look at it is 5 storeys (inclusive of the car port). Whilst the levels may be stepped into the slope, it is the proposed building development itself which is the predominant feature of the land and overtakes the bushland features of the land. We feel that the proposed development fails to meet the council's own E4 Environmental Living Zone of low-impact residential development on the basis that

- It is not consistent with, nor complement the existing detached style housing within the locality. How you can say that a 5-storey development is consistent with the predominantly 2 storey residences is beyond us.
- It does not respect the scale and form of other new developments in the area
- The proposed nautical design is more in alignment with a waterfront locale than the surrounding bushland area. The dominance of the building at the expense of the visibility of bushland is a major concern.

Yours sincerely

Alessandra and David Cochrane
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