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**Sent:** 19/04/2021 10:48:23 AM  
**Subject:** Response to Development Application DA2021/0026, Lot 1 Sec44 DP 758421,  
2 Cullen Street FORESTVILLE  
**Attachments:** Response to Application DA2021-0026.pdf;

Dear Adam

Following up on our conversation, this is our response to the DA for 2,  
Cullen St, Forestville.

Any problems with this please let me know. You will see from our  
submission that we have strong feelings on this subject,

Kind regards,

Sue

Phone: 0409 657 317

## **Response to Development Application No: DA2021/0026, Lot 1 Sec 44 DP 758421, 2 Cullen Street Forestville**

Leslie George Bell and Susan Hilary Bell  
1 Cullen Street  
Forestville NSW 2087

Our initial reaction on seeing the plans was *astonishment*: “Wow! - this thing is HUGE!” It is out of keeping with the other dwellings in the neighbourhood, which are generally much more modest family homes. In fact, it looks more like a block of flats!

Our longer-term and considered response is *distress*. The size and orientation of the proposed building means that our house and garden will be overlooked by our neighbours in a way that is unprecedented in this street.

A dwelling which provides:

- Six bedrooms, with three ensuites
- Two other bathrooms
- Lounge
- Dining room
- Family room
- Snooker room
- Media room
- Laundry
- Sauna
- Cellar
- Basement car park
- Sun room
- Internal void and garden
- Lift
- Two balconies
- Rooftop terrace garden
- Kitchen

is undoubtedly desirable for many; but in trying to shoe-horn it into a site this small, the applicants are showing an astonishing disregard for their neighbours, the neighbourhood and the environment. In fact, a smaller building would leave space for a *real* garden and terrace, eliminating much of the need for the sun room, balconies, internal void and internal garden.

The building extends well beyond (to both the north and the south) - and *significantly* higher than - the previous structure that occupied the lot.

Our concerns are summarised below.

## **Privacy and Quiet Enjoyment:**

The size and orientation of the proposed development causes significant encroachment on the privacy of our back garden, from the balcony, verandah and terrace, as well as the windows of the kitchen, bedrooms 2 and 4 and the family room. We have invested a significant amount of time and money in creating a secure and peaceful garden that has been a very special place to us for many years. It will be impossible to enjoy it or use it for entertaining friends and family if this construction goes ahead.

Some of these rooms and spaces will also look into the family room, dining room and rear bedrooms of our home. The smaller size of the windows for bedroom 4 indicate the architect is aware of this - but unfortunately, *we cannot reduce the size of our windows to provide equivalent privacy for ourselves. The lounge and sunroom also directly overlook our front courtyard and master bedroom windows.*

*None of the houses along this side of Cullen Street and Cherana Avenue have large windows to the E/W sides - they all have N/S aspects which overlook the street and National Park.* In choosing to plan a much larger house than was previously on this narrow block, the architects and owner have chosen to make the house much deeper, so that light from windows at the back and front would be insufficient - thus requiring windows on the sides. *However, this significantly reduces the privacy of neighbouring properties.*

## **Height**

*This is a three-storey building.* Although the excavation plan shows some excavation to create what is euphemistically termed a 'basement', it is not significantly lower than the ground floor of the previous house. Even the 'basement car park' has a window well above ground level and an adjacent door at ground level.

The North Elevation on drawing A6 clearly shows that the top floor extends well above our roof line, and really is a third floor - the number of windows on the east side of the sunroom (see East elevation) attest to this. The entrance is already at the level of our upper floor.

## **Shading**

Because of the height of the structure and the fact that it extends further towards the road frontage, there will be significant shading of our rooftop solar PV installation in the afternoons, especially in the summer. It will also near-completely shade the solar PV installation on the flat roof of the family room at the rear of our house. *This will significantly impact the output of the system and the consequent return on our investment.*

Because the house extends much further to the south it will also cast significant shade on our rear garden. On summer evenings, the sun sets over East Killara; the size of the proposed structure means that *summer evening dinners and barbecues on our rear deck will now be sunless.*

## **Drainage**

The larger dwelling leaves significantly less surface earth to absorb rainfall. We notice the addition of several new stormwater lines intended to drain into the existing drainage pipe which already overflows significantly into Fox Lane during periods of high rainfall, causing possible erosion.

## **Retaining wall**

Construction of a pool as drawn may prove challenging because of rock not far below the ground surface; a previous pool on the site required significant fill and construction of a retaining wall which had deteriorated. We were relieved when it was demolished and would not welcome the construction of another.

## **Aesthetics**

All the existing dwellings on the south side of Cullen Street and Cherana Avenue are modest low-rise structures with medium/large gardens which blend naturally into the Fox Lane council reserve and thence the National Park. The proposed structure, quite simply, will intrude into this unnaturally.

## **Vibration damage during construction**

We are also concerned that drilling for proposed excavation and filling, as well as for foundations, may cause damage.

## **Summary**

The proposed development will significantly impact on the privacy of our home. Its sheer size and height will cast a shadow on our lives - both literally and emotionally. We expect that it would significantly impact on the value of our home should we choose to move.

Should this application be approved in its current form we shall, of course, take immediate legal advice and possible action.

## **Contact details (please redact before publication):**

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