
Sent: 25/05/2021 2:47:37 PM
Subject: Online Submission

25/05/2021

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RE: DA2020/1691 - 4 Southern Cross Way ALLAMBIE HEIGHTS NSW 2100

Alice Scott
2 Southern Cross Way
Allambie Heights NSW 2100

RE: DA2020/1691 - 4 Southern Cross Way ALLAMBIE HEIGHTS NSW 2100 Attention of:

Planning Officer Thomas Burns Northern Beaches Council

Regarding: Development Application DA2020/1691 4 Southern Cross Way, Allambie Heights, NSW 2100.

Dear Mr Burns,

Objection to Amended Plans 5 May 2021

The amended plans do not address any of the original concerns in the submissions on the website up to 4 May 2021. My original letter was submitted on 6 April and none of the objections have been discussed with me as the neighbour or modified on the amended plans.

Big Picture

The 'big picture' is that the huge scale and bulk of the plans shows a 3 storey mansion with a bottom floor excavated into bedrock affecting structural stability of neighbouring properties, an extra separate granny flat and extra separate home office all together cover most of the land area, the buildings tower over neighbouring properties, they block beautiful ocean and bush views, they block natural life-giving sunlight, they overlook right into neighbouring private yards and is out of keeping with the beautiful natural bush surroundings and residential streetscape.

Size and Bulk of 3 Dwellings

The proposed increase from a single-family home to a 3 storey main house and 2 additional dwellings is not in compliance with the definition of the Zone R2 Low Density Residential planning objectives. When reviewing the proposed development against the Warringah Local Environmental Plan 2011 - Part 4.4 Floor Space Ratio, the proposed development does not meet with the R2 Low Density Residential regulation. The proposed increase from a single-family home to three dwellings is not in compliance with the definition of the Zone R2 Low Density Residential planning objectives. The bulk and scale of the proposed development is inconsistent with the desired character of the local residential bush reserve area.

The 3 storeys of the house tower over neighbouring properties. 3 buildings have been added to the same land area. When including the additional two dwellings the total 'seen' bulk of all dwellings is in excess of 12 metres in height, towering over the principal private space of neighbouring homes. The development reduces the open space of the land area. It also introduces a suspended concrete driveway. We think that this development diminishes the character of this family neighbourhood.

We can understand the needs to adapt housing requirements to the evolving needs of a family. We are a family of 6 so are very aware of how family requirements change over time from child to twenties. However, the scale and bulk of this multi-storey house and separate buildings fills the block and is very large.

Hard Surface Footprint

I am also confused by the Master Plan Site Plan figures of Total Building Footprint area 343.57sqm, Total Hard Surface area 389.38sqm and Total Soft Landscape area 494.01sqm adding up to 1226.96sqm when the land size is 927.80sqm. The building footprint and hard surface area based on these figures would take up 78.9% of the block which is higher than the requirement for open space landscaping.

There has been no change to the plans to address the bulk and scale of this development. It seems more like a medium-density development not a residential house in a quiet, bush reserve street.

Safety

The placement of the garage on the crest of the hill of Southern Cross Way and the bend in the road of Monserra Road and adjoining a T-junction of Jennifer Avenue mean that it will be very difficult to safely enter and exit the property from the street. This is the case now as the driveway is on a blind spot. This will be exacerbated by the greater car requirements of 3 separate buildings/dwellings. This will greatly affect the safety of cars along Southern Cross Way. There is also no safe place for pedestrians including school children to walk on the steep, eroded nature strip with no footpath, so they walk along the road and will have to avoid cars coming and going from the property as well.

There is also a concern for the safety of people living adjacent to an excavated hole in the ground level. Currently the houses are all on the same level, so no safety fences and support structures are needed to prop up adjoining properties. It has been a very friendly neighbour atmosphere where we were able to hop over the low fence to help out a neighbour, as we did frequently when our elderly neighbour lived next door at number 4. I think this kind of community spirit needs to be encouraged.

Excavation

We are very concerned about the excavation for the bottom level of the house de-stabilizing the bedrock. This is millions of years old rock that has been sculpted by climate to retain and support the natural landscape, absorb water through the permeable layers, route groundwater to the most viable flow paths and to help the bush vegetation to be anchored.

The excavation will create a quarry effect where neighbouring properties are at a higher level with a hole next door. The major excavation will destabilize the strength and anchoring foundations provided by the natural rock escarpment shoring up the land and buildings.

The vibration and drilling of the excavation will be detrimental to neighbouring structures. It will be sustained, intense vibration and noise in a bush residential area. It will be like building a carpark of a multi-storey development drilling into rock. You cannot get this bedrock back with concrete. It is already in a landslip zoned area and the bedrock needs to be preserved.

There are people in all the neighbouring properties working from home as a result of the changed circumstances of Covid so the excavation will greatly impact the ability to carry out work.

Views

We are fortunate to have views to the east towards Manly across the ocean and to the south over the Sydney CBD and to the west over the bush reserve. These will be blocked by the bulk and scale of the house and additional buildings. Since the trees on the south have been cut down recently the views to the south and south east have opened up even more. It would be good to maintain the sweep of the views.

Could the owner reduce the footprint of the house at number 4, especially on the south and south east so that our views could be preserved and enjoyed.

The house at 4 Southern Cross Way is currently 1 storey. A new 3 storey house will block views to the south and south east. I would like to even request that could you set the line of the house at the back on the eastern side even further towards the west so that our views could be improved. The height of the granny flat and home office also block views over the valley. The house is close to Southern Cross Way on the west which blocks our views of the bush reserve and leafy streetscape.

Views, like sunlight and privacy, are for the enjoyment of everyone. There is an opportunity to open up these views for the future.

The whole footprint of the development could be scaled down which would improve views, sunlight and privacy for all the neighbouring properties.

The views, sunlight and privacy are important factors now that we are working from home.

Privacy

The main house extends to the west and overlooks the house and the front yard at 2 Southern Cross Way. The house overlooks our back yard to the east. The development reduces the privacy we now have.

Asbestos on Site

The shed on the east side with a balcony on top and garage walls are made of asbestos and are already in poor repair with cracked panels. They are already a health hazard. There has been no mention of professional asbestos waste removal to address the asbestos in the demolition.

Waste Water

The plans do not seem to address suitable, effective and compliant solutions for waste water run-off, groundwater run-off and water catchment from the large roof spaces. Water management on a sloping escarpment and especially an excavated escarpment is crucial to contributing to the stability of the sloping land on a rock plateau and impacts all the neighbouring properties. With the kind of significant rainfall that we have experienced over summer, water management is extremely important going into the future.

Thank you for your consideration of these points.