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Subject: Online Submission

09/10/2020

MRS Alison Walker Powell
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RE: DA2020/1147 - 44 Kooloora Avenue FRESHWATER NSW 2096

Alison Walker-Powell
42 Kooloora Avenue
Freshwater NSW

9th October 2020

To the General Manager, Northern Beaches Council
Attention: Rebecca Englund

In response to the DA application for a new house at 44 Kooloora Ave Freshwater, which is next door to the east of my property at the above address, we have several concerns with the design as proposed.

The proposed new house has an over 30m long western side wall facing our property 7.5m high at the front and 6m high at the rear with almost no relief other than several very large windows. It is proposed at a minimum distance of 900mm from our side boundary, extends well past the back of our house and will block morning sun to our rear terrace in the early morning. Our house was specifically designed to be stepped back from the eastern side boundary at the rear to allow morning sun into the living spaces. The colour of the wall I understand from the drawings will be a white coloured brick and so the building will also be very dominant to our outlook from our rear living spaces and terrace. The upper level at the back, which houses a lounge area 7m long, two 3m bathrooms and a walk in linen cupboard is very large and extends over the BBQ area and terrace. We ask that the upper level be reduced in length back to the rear wall of the kitchen so than the north western corner of the building over the BBQ area is single level. This will improve morning sun access and reduce the overbearing size of the house.

The house proposes to have a 6m high and 6m wide stairwell window 1.1m from our boundary located adjacent to our Dining Room window. We are concerned, as it is a stairwell window which usually do not have any window furnishings or coverings that there will be no privacy and a lot of glare at night. The landscaping plan shows some landscaping in front of the window, but it is a very narrow zone (once the boundary wall is built) and unlikely to support sufficient depth of foliage at a height required to solve this issue. The stairwell also has this same window on the eastern side, so the stairwell has no lack of light. We ask that the western window be reduced in size and screened to reduce the excessive glare and privacy issues a window of this size will create.

The house also proposes three long high level strip windows, two at the rear on each level being over 11m long, the one at the front at the upper level around 7m long, all within 900mm

of our side boundary and facing our house. High level windows, because they don't pose a privacy issue are not usually fitted with window furnishings, so again the glare and visual impact of these windows when illuminated will have a big impact on our enjoyment of our property at night - especially at the upper level where it will impact three out of our four bedrooms. The window to the rear at the upper level is above the parapet height and we understand is well above the required envelope control and partly exceeds the 7.2m wall height. This window could easily be located back from the western wall face on the roof and face east solving these issues (also improving morning sun access to our property). The upper level window at the front sits over the double height entry which also has a large upper level window at the south facing the street and access to light from the stairwell to the north. We request that the west facing high level window be deleted as it will impact with glare at night to our master bedroom which is adjacent and only 2m away.

The proposed house has a double height entry portico on the western side at the front. The upper level of this, with a column, roof and wall at the front of the house unnecessarily blocks a view toward the beach we have from our east facing bedroom window. We ask that this be reduced to single level to allow some of the view to be retained. We understand there is relevant case law setting out view sharing principles: *Tenacity v Warringah Council*, which sets out the circumstances in where an existing view should be retained. Please take this into consideration. We also ask that there is provision for better privacy and noise control between this entry and the proposed upper level terrace and our eastern bedroom window.

Excavation - The proposed new house entails excavation up to 2.6m below the ground level within 900mm from the boundary to our house. Please ensure sufficient measures are taken to ensure damage to our property is prevented and require that a dilapidation report is conditioned as part of the approval.

No consultation was sought by the applicant with us to discuss the proposal during the design process or prior to the submission of the DA. Please take these issues into account in your assessment of the application and require modification to reduce the impacts outlined above.

Yours Sincerely
Alison Walker-Powell