
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

28/10/2021

MR Michael Bucknell
2 Hastings ST
Warriewood NSW 2102
[REDACTED]

RE: DA2021/1756 - 18 P Macpherson Street WARRIEWOOD NSW 2102

Dear Nick Keeler, we are fortunate to live in the award winning Sunland development at 18 Macpherson Street in Warriewood. This is an architect designed estate complex where careful attention has been paid to all aesthetics as well as community living.

The estate is managed under a Community Title and there are extensive By-laws which are designed to maintain the high standard of the development and also to enable neighbours to live in harmony, even though in close proximity to each other.

This application DA2021/1756 by U Stockburger, as per the notice attached to the letterbox of the subject property, is a real concern: I don't believe that the applicant has applied to the Executive Committee of the estate, which is a requirement of the CMS.

On closer inspection of the property, I notice that this owner has modified his fence by installing a gate across the open driveway and paved over what would have been a grassed and garden area. The corner tree has been removed. None of these actions are in accordance with the By-laws as listed in the CMS. And I am sure the tree was specified by Council too.

Occupants are meant to use their garage for parking one car and the driveway to park a second vehicle. It appears that this owner no longer wants to use the garage or the driveway as parking areas and has chosen to occupy the end of the small street leading to his driveway as his own personal parking spot. I am sure that when the developer Sunland submitted all plans to Council, there would have been a Traffic Study showing how occupants can safely drive into and out of their driveways, with minimum reversing. Parking a vehicle at the end of this road goes against such a plan and adds to the hazards for pedestrians and other vehicle owners.

There might be some other owners in this complex that would like some sort of carport over their driveway but I doubt that Council would have permitted carports if the original developer had suggested such. If this applicant's proposed carport/pergola was to go ahead, it would set an unfortunate precedent for others to do the same. But carports come in all shapes, colours and finishes, so I think you can imagine the hotch potch of structures that would totally mar the appearance of the estate and add significantly to the hard non absorbent surfaces. And it's against the CMS By-laws for a good reason.

Further, it seems to me that the applicant is not really wanting a carport, he wants a covered outdoor entertaining area over his newly installed hard surfaces, so the covered area goes

from one side of his property to the other, not just a carport over the driveway anyway.

Please reject this application and instruct the applicant to go through the proper steps, which start with an application to the EC for initial approval.

Developments like ours by Sunland enhance the whole of Warriewood as do most other developments in the area. The last thing we need is for this estate to be turned into a free for all with various additions and changes being made that detract from the original architect's vision.

Regards,

Michael Bucknell