
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 29/04/2024 1:20:51 AM
To: DA Submission Mailbox
Subject: Online Submission

29/04/2024

MRS Rachael Van Buizen
15 Cherry Lane ST
Warriewood NSW 2102

RE: DA2024/0325 - 11 Fern Creek Road WARRIEWOOD NSW 2102

To whom it may concern,

Please see below submission for DA2024/0325 for 11 Fern Creek Road Warriewood.

1. Geotechnical Investigation Report

* highlights zone B as a landslide risk and rock boulders falling. risk with excavation.

* zone C is also a risk with the water/soil.

*The report mentions existing trees should be maintained as they are assessed to be contributing to the site stability. however trees are identified to be removed in the arborist report.

* It also mentioned each individual lot be assessed individually by Geotechnical practitioner.

2. Privacy

* the upstairs balcony off the bedroom possibly has a large viewing radius causing concerns for visual privacy of outdoor living area (backyard) and habitable rooms.

It appears to be beyond the building envelope and is off a bedroom not a living area. There appears to be a second balcony as well which is off a living area. Per the DCP the total area of outdoor living spaces is met, therefore consider the need for the upstairs balcony off bedroom 1 to reduce the visual privacy concerns.

* The current plants along the fence line of the shared driveway are mentioned as a privacy screen for the adjoining properties however the current trees are not adequately providing screening. More appropriate screening would be recommended to provide better visual privacy of outdoor living spaces and habitable rooms.

3. Consider the shared driveway width and proximity to adjoining residences and the set back of the garage to the facing adjoining boundary.

4. confirm glazed windows for W107 and W108. Consider clerestory window for W108 as it directly faces habitable rooms.