
From: [REDACTED]
Sent: 24/08/2022 5:24:42 PM
To: Council Northernbeaches Mailbox
Subject: For Attention Mr. Adam Croft. Objections re Development Application 2022/1123
Attachments: Objections to DA 8 Barrabooka Street.docx; img0053.pdf;

Dear Mr. Croft,

Re: Development application 2022/1123

I am the registered owner of No.6 Barrabooka Street, Clontarf. This property is next door to No.8. It is the property immediately south of No.8.

I wish to register the strongest possible objection to the proposals detailed in the 35-page proposal DA 1123 submitted to Council by Walsh Architects on behalf of their client Mr. Ji Qing Liu.

I am attaching a 9 point detailed list of my objections for your examination and consideration.

I must particularly request attention to point 4 in the attached objections sheet. This deals with the matter of overshadowing by the planned new construction. I have submitted the total DA proposal to an architect of my association who has been critical of the Walsh shadow projections. He has advised these drawings may well be substantially under-stating the downside of shadow size coverage and effect on my property at No.6.

My objections available for your consideration are all detailed on the attached sheet, marked DOCUMENT (A) and headed :

OBJECTIONS TO DA 2022/1123 8 BARRABOOKA STREET, CLONTARF. 2093"

A second attachment is marked DOCUMENT (B) This is a copy of a letter dropped into my street-front letterbox two days ago. The writer seems to have chosen to remain anonymous. I attach this sheet, however, to give support to the fact that I am not the only objector. Others do seem to have concerns.

Yours sincerely,

Mary Rita West

6 Barrabooka Street, Clontarf. 2093. Telephone : [REDACTED] email [REDACTED]

Email sent using Optus Webmail

DOC (A) OBJECTIONS TO DA 2022/1123 – 8 BARRABOOKA ST, CLONTARF, 2093

Mary Rita West, 6 Barrabooka Street, Clontarf. 2093. Telephone : (02) 9949 4685

1. The No.8 Lower Ground Plan area is currently used as a giant double garage plus area for use as a study, or spare bedroom, with its own shower and toilet facilities.
The DA plan for No.8 shows a 6m x 6 m area with 6m x 3.6m bedroom, sauna, study and toilet facilities.
2. No.8 is without doubt being used as a 3-storey house, and will continue that way with current design
3. My understanding is the above-described situation is prohibited according to Council's current building regulations.
4. The height and bulk of the new building at No.8 would seriously overshadow No.6. It would cut out necessary sunlight which currently beams in from the north, and gives light and warmth to the No.6 kitchen eating area, living room, and outdoor recreation balcony area. This would all be an acute and serious disadvantage to the neighbouring No.6 property.
5. This enormous build increases the current built-on area by 100%. Green area is already scarce on this site. This will make it even more scarce. Regulations relating to green and hard surface areas allowable in this district will almost certainly be violated if this proposal goes ahead. Serious storm water disposal problems will almost certainly arise.
6. The Predominant Street Setback is fairly clearly indicated by the siting of three properties – Nos. 8, 10, and 12. The Walsh drawings seem to agree with this. Their site drawing for No.14 seems to be somewhat at odds with casual observation from the street. The DA submitted for No.8 seems to pay little regard to the current Street Setback situation. The No.8 DA application hard-surface built-on area moves No.8 very much closer to the street, with disadvantage to No.6 and No.10. It could be argued that the outlook for each of these properties will be seriously compromised.
7. The Walsh drawing on the DA Cover Sheet seriously distorts the relationship between No.8 and No.6. The property at No.6 in no way dominates No.8 or the landscape generally as this drawing indicates. The No.8 Lower Ground Floor would have a floor level with a ceiling some 6 metres from the driveway ground level.
8. The extent of this very large build is somewhat disguised by the DA applicant's quoted cost of some \$550,000. A realistic and serious quote could be more in the area of \$1,000,000 plus.
9. Living in the shadow of No.8, with panoramic views of acres of slate-grey corrugated Colorbond roofing would not be a good feature for No.6.

Notice of Development Application

Dear Neighbour,

The purpose of this letter is to draw your attention to a Development Application which has been recently lodged for No 8 Barrabooka Street.

You may have already seen the notification from the Northern Beaches Council in the mail.

The details are;

Application Number: DA2022/1123 (the DA)

Address: Lot 17 Sec 61 DP 758044 No 8 Barrabooka Street Clontarf

Proposal: Alterations and additions to a dwelling house

Submission Close: 25 August 2022

DA Website;

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=462244>

The DA should be in keeping with the street scape and sympathetic to our area. While there are some inconsistencies in the application, the concern is the excess size of the development.

Scale of Dwelling

The proposed DA grossly understates the size of this addition. The proposal is essentially for another 3-story house to be built on the existing block in front of the existing 3-story house. The footprint on No 8 will increase by well over 100%. Using the existing ground floor footprint as a guide, it goes from 77m² to 165m².

- The proposed dwelling is imposing and overwhelms neighbours properties
- It is out of keeping with the street scape as the house moves significantly forward on the block
- The design is not consistent with Clontarf and would be better suited to another LGA.
- Sets a poor precedent for Barrabooka street.

Summary

If you wish to make a submission to object, you have until the 25th of August to do so. Your objection can be either lodged via email to Adam Croft at Northern Beaches Council or on-line.