
From: Michelle Alchin
Sent: 27/01/2022 3:46:25 PM
To: Council Northernbeaches Mailbox
Subject: ATTN: Maxwell Duncan, Planning and Development - DA2021/2340 - 633-635 Warringah Road, Forestville
Attachments: DA20212340 - Submission.pdf;

Dear Mr Duncan

Please find attached submission on the above named DA - DA2021/2340 - 633-635 Warringah Road, Forestville

We thank you for the opportunity to raise our concerns.

Kindest regards
Michelle and Douglas Alchin


Michelle and Douglas Alchin
637 Warringah Road
FORESTVILLE NSW 2087

23 JANUARY 2022

Attn: Maxwell Duncan
Northern Beaches Council
Planning and Development
725 Pittwater Road
DEE WHY NSW 2099

**RE: New - Demolition works and construction of a Seniors living development
- DA2021/2340**

We, Doug and Michelle Alchin, are the owners of 637 Warringah Road, Forestville. We, along with our 2 young boys, live on the southern side boundary.

We welcome the new proposed development of the neighbouring site in preference to the previous application. However, we have several concerns relating to its current design as submitted and the impacts to our privacy, amenity and the building bulk impacting on direct sunlight.

The Proposal site is located to the north of our property which is the primary outdoor living area of our residence. Currently there is a vet & residence on the proposal site which spans a mere 6-7m along the boundary fence. It is a 2-storey residence however the impact on the direct sunlight to our property is not huge and there aren't any windows on that wall facing our property. That part of the current site is a side walkway.

Privacy:

The SEE states the siting and orientation of dwellings within the site have been undertaken to protect the privacy of the adjoining properties. The proposal as submitted introduces Three residences to our boundary instead of one which is most common to this area. The Three adjoining residences span most of the property with the minimum required setback from the front boundary (road) and less than the required setback at the rear boundary. This equals Three backyards on our boundary. The development includes Five new windows (a lounge room and 4 bedrooms) and two outdoor living

spaces, along our boundary on the ground floor. Four of these windows and One of the outdoor living spaces line up with our young son's bedroom, our large kitchen window – the hub of our home, the front door, our primary outdoor living area and the bathroom and our back living area.

On the top floor overlooking our home, particularly the primary outdoor living area, will be Three windows (Two bedrooms and another room). These windows allow for overlooking into the same areas as nominated above, particularly the primary outdoor living area/s.

Privacy/Amenity/Landscaping:

Where are the air conditioning units for the Three backyards/Townhouses along our boundary to be located? It is difficult to digest the impact of Three Airconditioning units on the primary outdoor living area/s and the bedroom. Can the units be located in the garage or housed out the front yard areas of these townhouses?

We understand from the plans submitted that there is to be landscaping provided, presumably to ameliorate privacy concerns for us and the new residents however we do not feel that it is appropriate. Research of the trees show they appear to be suited to a tropical rainforest environment and that some of them can grow to 30m. Who is going to be looking after these trees? Are they to be an eventual size that will cover their windows preventing overlooking? Who will control this? Who will ensure they are not a lot higher preventing even more direct sunlight? Perhaps native plants like Waterhousea Floribunda or some of the higher growing Lillipilli or Viburnum variants would be more appropriate.

The plans also indicate mature trees to be planted. What is the definition of a mature tree? Does that mean it is established? Does that mean it is at its full height? Will the tree be planted to provide adequate privacy and ensure the development is designed to minimise overlooking to neighbouring private open space? Or merely to satisfy the landscaping requirements?

Solar access to the private open space of neighbouring dwelling/s should not be unreasonably reduced. The plans show the current residence limits the amount of sunlight we receive however at most parts of the day some part of our property receives a decent amount of sunlight. The new proposal shows no direct sunlight to any parts of our property on the northern side anymore including the front and rear yards.

The previously approved proposal for this site, was approved with conditions that somewhat protected our privacy however, it appears this new proposal

has neglected to include any of these. There are no provisions for obscured glass, highlight windows or windows with a higher sill height or for privacy screens. The applicant has attended our site under the previous application and would be aware of the privacy and overlooking impacts to us. We would expect if this new application was to be approved, the consent would include the same provisions for our privacy and amenity as set by the commissioner of the Land Environment Court in the previous approval.

We would expect at a minimum the following: highlight windows for all windows overlooking our residence with privacy screening and/or obscured glazing to windows.

The Applicant has stated their intention to retain existing fences or if requiring replacement, no higher than 1.8m. We feel this is not in line with minimising negative impact on neighbours or designing dwellings, so they do not directly overlook neighbours' private open space or look into existing dwellings.

Comparison of the Southern and Northern elevations in the plans suggests that the Townhouses 4, 5 & 6 located on our boundary will be higher than Townhouses 1, 2 & 3. Is the view of the Southern Elevation a true height indication of what we will be dealing with as per glass and view to neighbours compared to the Northern Elevation? It does not seem their ground level will be at the same level as ours?

We feel this could potentially be ameliorated by the installation of 2.1m high fence or extension pieces to the existing fencing if it will not be replaced.

Waste Management:

As per the previous application, how is the waste going to be collected? Will there be private or separate bin collection, or will there be 12+ bins each Thursday morning lining the curb side inhibiting the safe egress from our property? The previous proposal had conditions around waste collection to allow for the safety of the southern neighbours safely exiting their properties. We would expect the same.

Governance:

What governs the age or "seniors" status of the residents in this development? Are the rental properties or individually sold? Will there be a caveat/covenant stipulating the age of tenants/owners? If these Townhouses are rented "seniors Living" Independent Care Units who is the

Retirement Village Operator? I imagine there will be a condition of consent that governs who lives there but what happens after the Occupancy Certificate is issued? What ensures these Townhouses are restricted to Seniors?

Summary:

We believe in this proposal, its suitability to and what it offers the Forestville area and seniors in this area. In its current form however, there are significant impacts to us as an adjoining property namely, privacy and amenity. For this proposal to be acceptable more specific data about the development and some design amendments need to be provided.

We feel these issues can be ameliorated as per the suggestions made in this submission, those such as highlight windows with obscured glass, privacy screening and higher fencing. The positioning of the air-conditioning units should also be such that they do not interfere with our daily living.

We appreciate the opportunity to raise our concerns. We welcome the opportunity to discuss these with Council and the Applicant.

Kindest regards

Michelle and Doug Alchin

