
Sent: 10/09/2019 6:25:49 PM
Subject: Online Submission

10/09/2019

MR Nathan Bautista
53 Redman ST
Dee Why NSW 2099
n.bautista304@gmail.com

RE: DA2019/0884 - 51 Redman Road DEE WHY NSW 2099

To Northern Beaches Council DA Department
Re: DA 2019/0884 51 Redman Road Dee Why

I am the owner/occupier of unit 12/53 Redman Road, Dee Why. My wife and I have enjoyed living here for nearly four years. Recently we have welcomed our newborn son to our family. We purchased the property specifically because of its quiet location, privacy and view. I would like to express our concerns regarding the development application DA2019/0884. 51 Redman road is not being developed next to a house as in normal circumstances it is being developed next to the residences of over 12 families and deserves special consideration.

I am a member of the board for the strata committee of the unit block. There has been significant issues with storm water and drainage of our property. The paved driveway regularly floods and creates safety and operation concerns. I have had recent plumbing work carried out on the driveway drainage and obtained quotes to replace the guttering system in an effort to egress water correctly to the city's storm water system.

The provided Storm Water plans attached to DA2019/0884 show an absorption system to deal with all paved surface and ground water. Specifically the pits, drainage, absorption system are all to be installed directly on the shared property line. As a result of the locations of the drainage devices, I am concerned our driveway will flood due to the design. The stormwater should be pumped to the city's provided system at street level. I have genuine concerns that the type of storm water management specified in the DA 2019/0884 will contribute to the stormwater management issues that I am working on correcting.

As a member of the strata board the residence and owners of the building have expressed a number of concerns regarding the development.

The resident/owner of unit 4 will lose most of her natural daylight and natural aspiration as the only windows on this property are at the front and the rear of the unit. The two-storey residence will completely block the summer eastern breeze and not allow any natural sunlight into her unit. She is very concerned with privacy issues and loss of value of her unit.

The resident of unit 8 will completely lose her ocean view.

The owner of unit 8 is greatly concerned with the impact on resale value of her unit due to loss of her ocean view.

The residents of 1,5 and 9 are concerned about the potential noise from the work shop.

My personal concern is the reflected heat from the Colour Bond corrugated steel roof. The large, dark coloured roof will be located approximately 3m from my living room windows and main entrance. Colour Bond specially state their 'Thermatech' technology reflects 20% of the sun's heat. That 20% heat reflection will be directly blown into my unit by the easterly summer wind. An average 26-degree day will become over 30 degrees in our living room.

<http://www.steel.com.au/products/coated-steel/colorbond-steel/colorbond-thermatech/what-is-thermatech-technology-and-how-does-it-work>

My unit has valuable district and ocean views. The two storey primary residence will block a portion of my district view. Looking onto a large corrugated steel roof is extremely undesirable and will effect the resale value of my unit.

All of these concerns would be eliminated if the primary residence was located at the front of the property and the granny flat was located at the rear of the property. This would also ensure the property is constructed in line with the existing character of the current street frontage in Redman Road. Minor alteration to the design of the primary residence would allow enough space to accommodate the vehicle access to the workshop and granny flat located at the rear of the lot.

In reference to the external drawings of DA 2019/0884, the east-facing wall shows no advantage of view with the primary residence located at the rear of the property while it will completely block unit 8 and 4's views.

The single storey granny flat will have significantly less impact on natural light, natural aspiration and privacy if located at the rear of the property.

In consideration to the WLEP and WDCP there are multiple infractions relating to impact on the neighbouring properties.

Regards,

Nathan Bautista