
Sent: 22/01/2020 7:32:22 AM
Subject: DA2019/1377
Attachments: 25 Carpenter Cres Objections.docx;

Morning Adam

Please see our attached objections to the proposed development at 25 Carpenter Cres Warriewood.

Regards

Adam Loel
38 Arnott Cres
Warriewood NSW 2102
0411 199 655

Attn; Adam Urbancic

Submission for DA2019/1377

Please see below submission regarding the above DA would you please acknowledge receipt of this submission.

Regards

Adam Loel

0411 199 655

21 January 2020

Northern Beaches Council

Attention: Adam Urbancic

Objection to proposed development of a secondary dwelling

Application number **DA2019/1377**

Lot 27 DP26604

25 Carpenter Crescent Warriewood 2102

Reasons for Objection

Rear Setback

It is not acceptable as claimed in the Statement of environmental effects that the rear setback be anything less than the required 6.5m, so that the primary and secondary dwellings can have “adequate private open space” plans show that the development proposes an open area of 7.096m and this is to the porch of the original dwelling that the development is claiming a D14.13 Variation regarding built percentage. On top of this the development shows a “private open space garden to the east of the new building”. In addition it is proposed that the dwelling have 7 x 900mm water tanks and one hot water heater on the southern boundary a further 900mm from the wall of the dwelling meaning the true rear setback of the proposed development is 4.4m this is not acceptable.

What about the development switch the measurement around 7m to the rear boundary and 5.3m to the original dwelling.

Unsightly views and interference of privacy impacting the aesthetics for neighbours

It is not acceptable that the ground floor finished level be +21.3 and the boundary fence to the south at 1.8m be +20.9 this would have the granny flat floor level 400mm above the boundary fence offering little or no privacy to the whole back yard of 38 Arnott Cres, on top of this the development proposes 7 x 900mm diameter water tanks and a water heater as the finish on the southern boundary that will not be in any way visually appropriate.

Stormwater disposal

There does not seem anywhere in the application any address as to the current disposal of storm water, presuming the stormwater is disposed of in a dispersion trench where is this? Will it be affected by this new dwelling?

The Geotechnical Consultant has identified medium to high plasticity clay that has little absorption properties. Therefore, it is of great concern as to how the current dwelling if the dispersion system is affected and the proposed new dwelling will impact our property.

Our property in some living and the garage area is always affected by the storm water run off from the property in question this development will only in its current form increase the impact of stormwater runoff and burden to our property. Additionally burdening us with having to install a drainage system/network at our rear boundary to the north at a large cost.

Surly a better method of stormwater disposal can be utilised so as to minimise the effect to down slope properties where this type of soil is found.

Excavated Material

It is proposed to dispose of 5.5 cubic metres of excavated material onsite, where? And why can this material not be removed from site?

As council has zoned the area for development, we are not against the development per say, just in its current form and without investigation into some of our issues raised.

Should the require further clarification or more explanation to our concerns raised we would be available to discuss further.

Regards

Adam Loel

38 Arnott Cres Warriewood NSW 2102