

---

**From:** Greg Coops  
**Sent:** 15/11/2021 7:47:20 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Attention: Tom Prosser: Response to DA 2021/1032  
**Attachments:** G & S Coops' submission #3.pdf;

Dear Mr Prosser

Please find attached our third letter on 8 Delecta Avenue, Clareville this time relating to the revised plans.

Thank you for considering our submission and have a great week.

Kindest regards

Greg Coops

1 Deelcta Avenue | Clareville | NSW 2107

**Limited Liability And Confidentiality Notice.** This email is sent by Asian Strategies Pte. Ltd. The contents of this e-mail are confidential and may contain copyright and/or legally privileged information. Any unauthorised use of its contents is expressly prohibited. If you have received this email in error please notify the sender by phone or email immediately. Additionally destroy the information immediately. We do not waive any privilege, confidentiality or copyright associated with the email.

12 November 2021

Mr Thomas Prosser  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

**DA2021/1032, Lot 20 DP 13291 - 8 Delecta Avenue, Clareville**  
**Response to Rama Architects' List of Modifications**

Dear Mr Prosser

This is our third submission on the above Development Application and is in response to the modifications put forward by Daniel Raymond in his latest submissions for the DA for 8 Delecta Avenue vis. a list of nine modifications and an amended Site Plan.

The amendments proposed by Rama we believe are minor and in no way meet the serious contraventions of the rules and planning principles we outlined in our previous letter dated 23 August 2021. The miniscule reductions in bulk and scale in no way come close to the meeting "the minimum of 60% of the site area as landscaped area". This is the Council's DCP mandate on alterations or additions to an existing dwelling on land zoned E4 Environmental Living. It is an **unambiguous, quantitative measurement** and the proposed Rama modifications fall at this first hurdle. Spectacularly.

The revised plans prepared by the architects still contravene the rules and/or principles put in place to protect:

- i. against disproportionate bulk and scale of buildings;
- ii. the environment (enshrined in the Charter of the Northern Beaches Council Design & Sustainability Advisory Panel: DSAP Source:  
<https://files.northernbeaches.nsw.gov.au/sites/default/files/design-and-sustainability-advisory-panel-charter.pdf> );
- iii. the ambiance of Clareville Reserve;
- iv. the quiet enjoyment of the area by existing residents and visitors.

Once the over-arching problem of landscaped area is resolved can we then give serious consideration on two specific issues in the next revision of the DA submission.

### 1... The Tree

We are pleased to see that the revised plan is no longer removing the mature Melaleuca, however, Rama's plan to build over a significant proportion of the roots does not guarantee viability of the tree. The architects are hoping to "improve the ability for this tree to be retained". That doesn't really inspire confidence. May we suggest that an independent, qualified arborist is commissioned to conduct a proper root mapping so an expert recommends how much room the tree will need for guaranteed survival and then no one must roll the dice.

### 2... The Driveway, Egress and Traffic Issues

Last weekend we noticed six cars parked in the driveway of 8 Delecta Ave. They were parked on the existing bitumen strip connected near the road to the driveway of 10 Delecta. To leave they had to reverse out on an angle with limited visibility of oncoming traffic onto the narrowest part of Delecta Avenue. There is no way they can turn around on the property and leave facing forward which would be the safest way to do it. And this is with one house on the property and not a second house covering most of the land and parking area to the rear. This property must have a separate, legal driveway with the turning area for safe egress on to the road.

On summer weekends traffic in this part of Delecta Avenue is at a standstill as there are illegally parked cars, pedestrians (there are no footpaths), and cars in both directions unable to pass. And this assumes that a bus or a truck hasn't impaled itself on the narrow 90 degree corner which usually takes two hours to free.

Imagine the chaos with six cars from 8 Delecta reversing out blindly into the melee. Now imagine adding a few cement mixers and tradies' utes during the two year construction and you will understand the residents' concerns.

We would be happy to explain the limitations the current driveway presents with the significant increase in built area in this DA. A site visit by council would demonstrate the impracticality of the design clearly.

In the meantime we look forward to seeing the Council enforce its own rules on residential developments especially in sensitive areas of the Northern Beaches and on preservation of landscape and landscape ratios – "houses among trees not trees among houses".

Finally, on a personal note, we would like to object again to the **loss of tree canopy and open space** at the rear of 8 Delecta Ave. that was not addressed in the revised plan. We would have an uninterrupted view of the rear of the planned development capped with a shiny steel roof. The proposed second storey terrace would have the owners' guests looking straight up at our front balcony. While they would obviously enjoy looking at our house which was built in the forties on a modest scale amongst large gardens and massive trees, our uninterrupted view will be people (gathered on a high terrace), brick walls and a roof – a far cry from the current vista.

Thanks again for the chance to have our views heard.

Appreciatively

The image shows two handwritten signatures in black ink. The first signature on the left is stylized and appears to be 'Greg'. The second signature on the right is more legible and appears to be 'Sheonagh'.

Greg and Sheonagh Coops

1 Delecta Avenue

Clareville 2107