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**Sent:** 1/08/2021 4:15:54 PM  
**Subject:** DA2021/1043  
**Attachments:** DA2021.docx;

To whom it may concern,  
Please find attached our submission regarding the proposed development at 43 Waraba Rd, North Narrabeen – DA2021/1043.

Regards,  
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## **DA2021/1043 at 43 Warraba Rd North Narrabeen**

As a neighbouring property to No.43 Warraba Road, we have received and reviewed the documentation outlining the proposed development and we have several concerns. We feel that the size and scale of the development will have a significant adverse impact on our amenity in terms of privacy, overshadowing and solar access. We also feel that the amount of site coverage will be detrimental to the natural environment and have possible drainage implications for our property.

### **Privacy**

The rear decks on both the second and third floor will directly overlook our rear deck and the private open space in our backyard. The side windows facing our home, particularly the tall windows towards the rear on the third storey, will also overlook both our indoor and outdoor living areas.

### **Overshadowing and Solar Access**

With the proposed development being on our North side, the third storey proposed at the rear of the house will significantly impact the light reaching the principal living areas of our home, but also more generally will have a significant impact on the sustainability of our home in terms of the extra artificial heating that will be required over winter due to the overshadowing of our home which will result. We note that basic shadow diagrams have been submitted and we would ask that council review these for accuracy and confirm that the correct north has been used to produce these diagrams.

### **Bulk and Scale**

The proposed dwelling, particularly at three-storeys, is very large. The lack of a pitched roof and other design elements means that the proposed development's bulk and scale are more pronounced – it appears as a box shape from both the side and the rear. It will significantly change the light and outlook we currently enjoy from both levels of our house and our outdoor entertaining areas. The bulk of the proposed dwelling, as viewed from our property, is extensive and will overwhelm our house.

### **Drainage and Landscaping**

We are concerned about the environmental impacts of the increased site coverage proposed, and also the implications for the natural drainage of water that could affect our property as we are on the lower side of the proposed development. We note in the submitted Statement of Environmental Effects section 2.0 that, "The proposed works will be built over existing impervious surface with the attached garage resulting in an increase of 47.3m<sup>2</sup> to the built upon area". However, when the plans are examined, the rear addition to the house also extends over current lawn area, which would mean the additional built upon area would be much larger than the claimed 47.3m<sup>2</sup>. The survey and site plan also do not show the considerable amount of concreting and other work that has recently been completed, which again, will increase the property's impervious area beyond what is claimed. In section 3.2.8 of the submitted Statement of Environmental Effects the applicant makes reference to structures such as timber bridges, however these structures have since been demolished and replaced with concreting. Our concern is the potential runoff into our property resulting from the decrease in natural landscape.

### **Streetscape**

Our side of Warraba Rd is characterised by houses that are set back from the street if they have a second storey, or are otherwise one storey at street level and split level at the rear. The size of the proposed house from the road does not fit in with the current streetscape.

### **Non-compliance with development standards:**

The proposed development is not contained within the permitted building envelope. As mentioned above, our side of Warraba Rd is characterised by houses that are set back from the street if they have a second storey, or are otherwise one storey at street level and split level at the rear. As the house is only 6m from the front boundary, the size of the proposed house from the road does not fit within the current streetscape, and the requested variation to the building envelope sought by the owner should therefore not be approved.

Additionally, the applicant states in section 3.2.7 of the Statement of Environmental Effects that, 'With existing vegetation being retained to visually reduce the built form, the proposed responds well to the existing natural environment'. However, we note that the 'existing vegetation' as shown on the submitted survey and site plan has already been removed.

The calculations provided indicate that there is not enough landscaped area, suggesting a shortfall of one per cent. With the additional concreting and other construction that is not shown on the survey or site plan the non-compliance is possibly greater than stated. Again, we consider this detrimental to the natural environment with a real possibility of impacting the drainage on our property. We would like council to check the calculations of landscaped area in light of the inaccuracy of the survey and site plan submitted.

### **Trees and Vegetation**

The submitted Statement of Environmental Effects section 1.0 states that the proposed alterations and additions do not involve the removal of trees or vegetation. We note that trees have already been removed prior to the DA being submitted. These trees are clearly shown on the survey and site plan submitted, but a site inspection will confirm that they have been removed. These trees, particularly those on our side boundary, could have provided some privacy to us had they been retained. Their removal has left our rear deck and back yard completely open and overlooked by all levels of the proposed development. We note that a landscape referral has already occurred, but we would ask that this be reconsidered in light of the discrepancy between what is shown on the survey and site plan provided and what actually exists at the site.

### **Inaccuracy and/or omissions in submitted plans and survey**

The submitted survey and site plan do not reflect what is currently on the property. The signature in blue refers to a date of 28/6/21, but the survey definitely does not reflect what was on the site at this date. The original survey date of 27/10/2020 can be seen on the survey's bottom right hand corner. The survey shows what existed on the property at that time. However, there has been substantial work carried out on the site since October 2020 that now renders the submitted survey grossly inaccurate. This work includes removal of trees, significant concreting in the front yard and along the side of the house, the demolition of the old pool and construction of a new larger pool, the construction of two large sheds and an aviary, and the flattening and raising of the backyard ground level. These alterations

have therefore not been included on the submitted survey or site plan, yet they would significantly alter the calculations of landscaped area and site coverage.

There is currently a ground floor level at the rear of the existing house that is frequently used for residential purposes yet it is omitted from the plans. We notice that there are stairs included on the SE side in the plan of the first floor that appear to access this lower residential area, however these stairs do not appear in the ground floor plan and this existing residential area appears only as a void. Our concern is that the proposal is effectively for a three-storey residential dwelling and not for a two-storey dwelling with ground level 'store' as indicated. Considering that the current dwelling is already a two-storey house at the rear, we question the need for a third storey and the significant impact that this will have on us.

It should be noted that work has commenced and continues daily despite the DA process still pending.

While we would eagerly support the extension or rebuilding of the property in question, we are concerned by the sheer size of the intended dwelling, the inaccuracy of the plans submitted, and by the lack of consideration given to the impact it will have to us as neighbours regarding privacy, sunlight, and drainage.

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