
From: Janet Lamble
Sent: 8/02/2024 5:48:59 PM
To: Council Northernbeaches Mailbox
Cc: Reeve Cock
Subject: TRIMMED: Objection to DA2023/1908
Attachments: Objection TO DA 20231908.pdf;

PLANNING DEPARTMENT NORTHERN BEACHES COUNCIL.

I have submitted an Objection online earlier today but was unable to attach this document to this form to the submission.

Please include this document with my online submission.

Regards, Janet Lamble

7/2/24.

DA 2023/1908
41 Robertson RD Scotland Island.

Having recently become aware of this DA, would like to submit an objection to the current application on the following grounds. We are the neighbouring property 39 Robertson Rd.

Issues with 4.3 Height of Building in the council's LEP.
Objectives not met for the following reasons:

- a. The height and scale of the building is not consistent with the desired character of the locality, in that the building already sits on the highest ridge of the western headland and commands enormous views to the north, south and west. It is an imposing dwelling built from masonry and stone with dark cladding.
- b. Compared to the three buildings that neighbour it, all are single dwellings and original cottages built with timber and low rooflines that sit within the landscape, they are culturally significant in their history and design.
- c. The addition would further dwarf these original dwellings built some 50+ years ago and spoil the look from the foreshore.
- d. Water views from the log cabin behind and public, as they walk around the island road, will be lost.. I often see people stop and look at the afternoon boat race start as they walk past.
- e. Overshadowing of our home to the south is already an issue, without a further story above. We no longer get morning sun into our kitchen, living area. We have to sit out to the back of our home, away from our views to the water, to get morning sun. This is the only natural sunlight we get into our home at 8.00am. This will be lost if the addition is approved. (See attached photos)
- f. We will lose all privacy to our back courtyard, I have spent 5 years trying to soften the impact of this building as that they have no scope to screen or plant along our boundary. The issue of overlooking and privacy can only be mitigated with a change in design to the window height, the use of obscure glass. Just as we have incorporated in our northern windows.

I am asking council to reject this design as it stands, on the grounds that it does not comply with the objectives in 4.3 of the LEP.

I am also concerned that the sun studies do not take into account the loss of natural sunlight into our living space at 8.00am

The photographs in the DA do not truly represent the impact of the large home on the landscape from the foreshore or our property to the south, which if photographed from other angles, would tower above the natural, landscape for all to see.

The placement of services such as air conditioners or pumps should be on the northern face, not to the south as the huge walls will radiate heat and noise from any engine or machinery. The noise from which would have no ability to be mitigated with softening trees or shrubs due to the closeness of the built environment on our north and the hard surfaces.

It appears that the design also encroaches on the building envelope in 3 of the 4 sections drawn.

The sun study presented is not adequate and the time of the year and days do indicate the true story in summer. This needs more detail and perhaps a framed mock up of the height of building is needed before approval. The loss of northern sun to living areas is a concern.

While the architect has worked hard to design a "sustainable" home, with its use of solar collection panels. Has he not considered the shadowing of the neighbours. Our solar hot water panels and our northern courtyard space. We may need to run heaters, lights and air-conditioners, burn more fossil fuels, use clothes dryers to mitigate or own loss of natural sun hours and breeze due to the changes to our living conditions.

We bought our property 5 years ago confident that the owners of the newly constructed building to our north, would not be needing to do any further renovations. We were aware that this building was constructed well and fitted the family with large open views to the north, west and south, to the envy of others. We were disappointed they did not talk or consult with us prior to submitting this application. I am sure they could have made the impact of this design more acceptable with prior discussion. I certainly do not want to be combative with our neighbour but we have to consider the impact on our own amenity and privacy.

We also request an extension of the advertising period due to **lack of written notification** to adjoining neighbours and at a time people are away on holidays. There needs to be more time to consider alternative designs, inform residents and meet objectives that the council seek in the LEP.

We hope that the owners and architect reflect on the impact of this design and give greater consideration to neighbours and council guidelines and the community of Scotland Island.

Regards Janet Lamble.

PHOTOS to illustrate overlooking issues.



This photo shows the dominance of the house to our north 5 years ago and the lack of ability for them to landscape or soften and of the built environment on **their** property.. I have spent 5 years growing trees to get some privacy from the overlooking of windows on their 2nd floor.

If a third floor addition was approved we would loose views to the tree line and natural light.



If approved we would have a solid building blocking cooling N/E breezes and windows overlooking our courtyard. The addition would also block the only morning sun that comes into our dwelling at 8.00am in our back room or "sunny corner".

It has taken five years of planting and landscaping to get some privacy from the current building.

They have no scope to do any planting to soften their impact on us of the building.



This photo shows the closeness of the building to our northern aspect. We have had to put a timber shutter on our northern window to get privacy from their deck, we no longer get northern sun into our kitchen living area and there is no ability for the neighbour to soften this with gardens of their boundary. Our ground level is nearly equal to their ground floor level, another story will dominate our small single level original home with two stories above our ceiling height.

I have now removed some decking to plant gardens at ground level to soften the heat that radiates from the large structure to our north. Wind channelling is an issue making it very difficult to choose plants that will survive the heat radiation from the masonry walls and gale force winds that channel unnaturally along this area. This is our north facing aspect so precious to homes, it has become un-liveable.



Changes to gardens and screens we have had to make to our property, to get privacy and softening the harsh building.

It is too hot to sit on our northern deck due to heat radiation from the masonry walls, we cannot leave doors or windows open in summer to the north for breezes due to the heat from our neighbours building. This will be worse if another level was to be constructed.

There are issues with wind funnelling through this area due to channeling of wind and the height of the current building to our north.

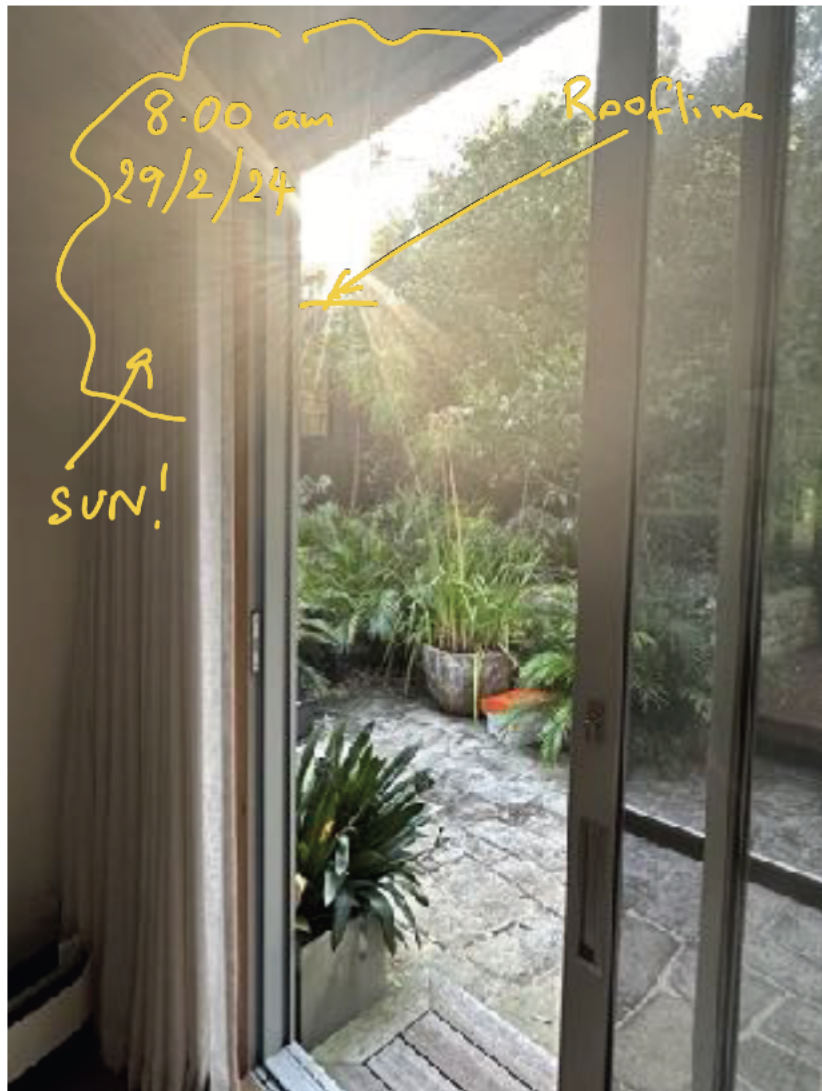
The ambient temperatures recorded by a thermometer, in an open outdoor area read 5* hotter on our boundary to the north, than in an open outdoor area away from the building.



Morning sunlight at 8.00am on 29/2/24.

This is the only sunlight that comes into our house at this time of day and is the place I have my cuppa.

This will be lost if the 2nd story is built.



Despite the overlooking of their bedroom window below the rays of sun. Morning sun still gets inside our living space for at 8.00am.

The roofline of our northern neighbour blocks the sun until the rays appear as shown in this photo taken at 8.00am. This is my favourite place. If the addition is approved this will be lost.