
Sent: 28/08/2020 2:05:24 PM

Subject: Submission and Objection to DA/2020 for 9 Aranda Drive, Frenchs Forest

The General Manager
Northern Beaches Council
Attention : Nick Keeler, Planning & Development

We have considered the documents on council's website, including the submission of Nick and Wendy Mills, dated 21 August 2020, and make the following general submission on the proposed development :

Impact of the first floor addition

We reside at 56 Prahara Avenue, Frenchs Forest("No.56"), a property identified by Council in respect to the proposed development.

The issues impacting on No.56 by the proposed first floor addition is classified as follows:

Solar effect

The shadow diagrams on the Council website depict not only the amount of existing shadow in the backyard at No.56 but also the further shadow which would be caused by the first floor addition. There is already limited winter sunlight, when needed most, in the backyard due to a first floor addition constructed at 7 Aranda Drive("No.7"), which was Council approved about 30 years ago, and various surrounding flora. Not only would there be additional shadowing at No.56, there would be a further restricted skyward view from the rear of No.56 towards Aranda Drive. There would be an additional visual impact if the first floor addition was constructed.

Privacy

The proposed first floor addition would be well above the fenceline at No.56, as with the existing deck at 9 Aranda Drive. At present, there is some limited loss of privacy when the occupants use and entertain guests on deck as they are able to view the backyard of No.56. There is also an acoustic effect when the outside deck is used together with additional lighting. If the additional first floor is constructed there would be a further loss of privacy.

The future use of an additional first floor addition would be of some concern. To illustrate, the use of the first floor at No.7 was insignificant for many years. The use of the first floor has now changed as it is now occupied by adults and a young family, which has the effect of additional viewing, noise and lighting. If the proposed addition at 9 Aranda Drive is constructed it would add to that loss of privacy at No.56.

Economic

The value of the property at No.56 could be diminished if the issues above were to be taken into account by a prospective buyer of the property.

Generally, I note that the proposed first floor addition at 9 Aranda exceeds the height regulations. Although Council has some discretion in this regard, we query if this allowance would create a precedent. We concur with the submission prepared by Nick and Wendy Mills.

Yours faithfully
N Quinn & M Twohill