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Subject: Online Submission

30/06/2019

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RE: DA2019/0576 - 7 Worrobil Street NORTH BALGOWLAH NSW 2093

Dear Assessing Officer,

While we're not looking forward to the loss of privacy and backyard sunlight that the addition will mean for us, we concede that the general concept is a reasonable use of the Krauses' block so we are not objecting to the scale and shape of the application. However there are a few relatively minor aspects of the development that we would like to see addressed before it is approved:

1) Front Doors

The Krauses are a young and energetic family. The presence of the existing front door on the side of their house, and the enthusiastic slamming of same by their young boys is felt by us enormously and sometimes wakes our infant. I was quite delighted when Ulla told me the front door was moving to the front of the house with the new renovations. But now looking at the plans it appears the old front door (side of house) will be retained and the house will now have two front doors?!

Surely access at the front and back of the house is conventional and sufficient, and the retention of the current front door on the side of the house is unnecessary now that it has been replaced?

Alternatively, in the plans there is a diagram of the carport that features a timber screen at the rear (south) of the proposed carport that would prevent access between the front garden and the 'side' front door? Assuming I understand the diagram correctly, it would be sufficient to us for access from the side door to be to the back garden only, essentially reducing the number of front doors back to one.

2) Carport

The width of the carport may need to be increased. Presently the Krauses have a parking spot in their front yard for the Airbnb house in their backyard, but due to the narrowness of the spot the tenants practically always end up parking outside our house instead (the Krauses have their boat permanently parked in front of their house so that more obvious roadside spot is unavailable to Airbnb tenants). This means extra noise outside our house and main bedroom as tenants walk across the nature strip to their cars and slam doors etc, extra congestion with respect to street parking, and also the extensive elimination of the grass on the nature strip due to Airbnb pedestrian traffic (which we would like to restore). Also, with the Airbnb being continuously occupied by a combination of tourists and labour hire contractors, the associated pedestrian and vehicle movements and associated noise are more frequent and can often be 'around the clock' and not within the typical timeframe of an otherwise family-oriented street.

For the reasons above can the carport width please be increased to a width so that Airbnb tenants (by nature of Airbnb tenancies these people will not be as familiar with the parking spot as a regular user so will need extra room) can easily ingress and egress their designated parking spot without being so close to Ulla and Berndt's car that they instead choose the street outside our house as an easier option.

While we appreciate that the DA at hand does not concern the commercial Airbnb house in the backyard, we assert that NBC should be keen to see appropriate and usable off-street parking be provided as accommodation densities of the block increase - and the new carport in the front yard is the only opportunity to do this.

If Airbnb tenants could be actively encouraged to use the on-premises car spot whether the final design of the spot is suitably wide enough for purpose or not, we would be grateful.

3) Rear Deck

Please add a timber slat privacy screen along the full length of the Eastern side of the new rear deck. We are sure our neighbours do not wish to overlook us while we are hanging out our washing or enjoying our backyard. While there are a couple of small trees between us and the deck, these are in no way a substitute for an effective privacy screen. You are welcome to see this for yourself by visiting our block at any time that is convenient to yourself.

Thanks very much,

Matt Higgs