
From: Gavin Reed
Sent: 11/01/2022 9:03:11 PM
To: Council Northernbeaches Mailbox
Subject: DA2021/2252 - 45 Carefree Road North Narrabeen Lot 25 DP11547

Dear Council planners,

I am writing to air some significant concerns I have about the above development application.

My wife and I, along with our two young children, live at 47 Carefree Road. The neighbouring property to No. 45. We have viewed the plans for the additions and extensions to no. 45 online, and we do have what we feel are some major concerns about the current proposal. These concerns are largely in line with concerns we had with the previous development application for no.45 too.

- Firstly, the significant increase in the overall size/scale of the build will have an adverse impact on the light and sunlight that is received down the eastern side of our house and through the eastern side windows. This is already a dark/damp area of the property at 47, with little grass growth, this will be further exacerbated by increased shadows and blocking of light. Without grass growth we see significant soil erosion from this area during rain/wet weather.
- The plans for no. 45 show an increase in height and number of windows on the western side of that property making no. 47 more overlooked and affording us less privacy in our garden.
- The increase in overall height and number of balconies on the front/southern side of the property will also overlook our property and impact our privacy.
- The size of the building overall will mean there is potential for many more people to live at the property with associated greater number of cars and traffic movement than there is at the moment in what is an already congested road with very limited on street parking space. It is already very difficult for fire and ambulance services to access this road as it is without further congestion. Delivery drivers of large vehicles and the refuse collection service often struggle to get access down the street.
- The limited access via Carefree road for construction materials and removal of building waste will dictate a larger number of truck movements down the roadway during the build impacting on our overall amenity of the area and our home.
- The significant changes from the current property will mean an ongoing and lengthy build process that will impact our family and our amenity of the area and home for many months, if not years, during the build.
- Lastly, there is significant asbestos present in the current property and these plans make no mention of how this will be disposed of in a safe manner.

Overall, we feel that a build of this magnitude is not commensurate with the size of the available site, the access for construction vehicles the overall street scene and neighbourhood. Generally, we do support a development/renovation of this property as its in desperate need of improving, but the proposal has to be more in line with existing properties in the neighbourhood and the existing street scene.

Thank you for providing the opportunity to raise our concerns about this proposal and thank you in advance for your consideration of the above points during your planning deliberations.

Kind regards,

Gavin and Suzy Reed
47 Carefree Road, North Narrabeen.

