
From: Jane McCabe
Sent: 28/01/2025 3:55:50 PM
To: Council Northernbeaches Mailbox
Subject: DA2024/1753 - Lot 42 DP 239139 - 3 Paruna Place CROMER - Objection
Attachments: DA Submission - DA2024-1753.pdf;

Please find attached our PDF letter objecting to the above proposed development.

Could you please acknowledge receipt.

Thanks, Jane McCabe

Jane McCabe
6 Moonarie Place
Cromer NSW 2099
Phone: [REDACTED]
Email: [REDACTED]

28 January 2025

Thomas Prosser
Development Assessment Team
Northern Beaches Council

Subject: Objection to Development Application DA2024/1753
Address: Lot 42 DP 239139, 3 Paruna Place, Cromer

Dear Thomas,

We are writing to formally object to Development Application DA2024/1753 due to concerns about the development and its impact on our privacy, along with the loss of the natural bushland view outlook from our property.

We live at 6 Moonarie Place, Cromer which is directly behind 3 Paruna Place, Cromer.

The following considerations in the Statement of Environmental Effects have provided comments to the issues however they do not address our concerns.

VIEW LOSS -

WLEP 2011 Part 4.3 Height of Buildings

- (1) The objectives of this clause are as follows:
 - (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,
 - (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Comment: Variation to the building height is sought in this instance for the purpose of a first floor addition that partially exceeds the building height plane, The encroachment is contained to the roof area above the lower level garage. The breach diminishes along the fall of the roof line and rise of the land.

DCP Plan 2011 Part B9 Rear Boundary Setbacks

To preserve the amenity of adjacent land, particularly relating to privacy between buildings. To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.

Comment: Proposed First Floor Addition Complies with Requirements identified on DCP Map / DCP Controls while complimenting the existing home with increased setbacks and terracing of the proposed addition.

DCP Plan 2011 Part D7 Views

To allow for the reasonable sharing of views. To encourage innovative design solutions to improve the urban environment.

Comment: The subject site is not situated in a recognised view corridor. The First Floor addition has been designed to incorporate lower pitched roofs along with articulation and Terracing of the design allowing for greater view corridors to be retained around the property which is a reasonable and appropriate response.

District views from 3 Paruna Place are obtained in Northeast direction from a ground floor and upper level deck and windows, these views will be maintained. District views from the upper level deck and windows to the East across the side boundary overlooking the proposed First Floor addition will be maintained, the protection of views across side boundaries from the ground floor deck is more difficult than the protection of views from front and rear boundaries.

The proposal does not result in any unreasonable loss of privacy with minimal impact or disruption of views of neighbouring properties. There is no impact on the coastal or bushland environment.

Our response –

We will lose a great deal of our bushland views with the additional height of this proposed development. It is noted that the height is not compliant with the DCP and the upper level as proposed will unreasonably block these views.

The proposal is not consistent with other properties surrounding the premises, with the exception of 4 Paruna Place, and all others are restricted to two storey houses only. We did not submit an objection to the extensive recent renovations at the time on 4 Paruna Place as it was not one of our direct neighbours but in hindsight we regret that decision. It is absolutely monstrous and has set a bad precedent in this area where bushland is the norm, it doesn't fit into the area that is predominantly a bushland setting.

To address these concerns, I respectfully request that the Council consider lowering the height of the proposed development.

PRIVACY

DCP Part D8 Privacy

To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.

Comment: The proposed development does not result in any significant loss of privacy to adjoining dwellings.

Our response –

Specifically, I am concerned about the inclusion of clear full-length windows, W6, W7 and W9 on the southern elevation of the proposed development, which will directly overlook our property. This design will significantly compromise our privacy, as the clear windows will provide an unobstructed line of sight into key living areas of our home, including our master bedroom, sunroom, and back deck with an outdoor spa.

To address these concerns, I respectfully request that the Council consider the following amendments to the application:

1. Replacing the clear glazing on the southern elevation (W6, W7, and W8) with frosted or opaque glass that cannot be opened, thereby preserving privacy, or
2. Installing high-profile windows on the southern elevation that will not overlook our property, or
3. Installing fitted external privacy louvres that will not face our property, or
4. Exploring alternative design solutions that minimize the development's visual and privacy impacts on neighboring properties, for example a condition of consent requiring privacy screening landscaping to be permanently provided at the rear of the property at a height of 3m or more.

NB:- should the current 3.1m hedge on their side of the fence line ever be lowered in future (not subject to this DA) the privacy issues detailed above from the proposed development will be greatly compounded.

The preservation of privacy and the area's natural aesthetics is vital to maintaining the character and livability of the neighborhood. We trust that Council will carefully consider these points when assessing the application.

Included are photos from our home today to illustrate the impact on our privacy including one from 2006 which shows how much of the roof is visible when the hedge is lower. It also shows our bushland view that will be lost if this proposal is approved.

Thank you for your attention to this matter. I would be happy to discuss my concerns further, or have a member of the council team visit to see first hand, and can be reached at [REDACTED] or [REDACTED]

Yours faithfully,

Jane & Bruce McCabe





This photo below is 2006 with the chimney part clearly visible (the palm tree has grown significantly)

