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To: DA Submission Mailbox
Subject: Online Submission

27/10/2021

MS Kelly McKay
- 58 Chambers CT
Warriewood NSW 2102
[REDACTED]

RE: DA2021/1756 - 18 P Macpherson Street WARRIEWOOD NSW 2102

Dear Mr Keeler,

RE: DA2021/1756 - 18P Macpherson Street WARRIEWOOD NSW 2102

I am an owner occupier in this estate and also the Chairman on the Executive Committee.

Unfortunately only two owners in this estate were notified by Council therefore the other 77 owners would be unaware of this DA and its potential consequences.

In any case, my reasons for strongly objecting to this DA are as follows;

- Our Community Management Statement (CMS) states that prior to carrying out any works, a party must FIRST obtain all necessary approvals from the Community Association and Council, in that order. So far, the Community Association has not been notified. The CMS also states that any works must comply with the management statement and by laws. A development of this kind would breach our CMS by laws.

- Our by law states that an owner may only construct or install on or in a Lot anything which can be seen from outside the Lot or Community Property if that owner first obtains the approval of the Executive Committee, and that detailed plans and specifications must be included, in order to ensure that any works are in keeping with our Architectural Standards. The proposed carport/pergola would be highly visible from all of Chambers Circuit therefore is affected by these by laws.

- Each Lot within this estate has a minimum of 2-3 parking spaces, in this case the owner has a single garage and driveway on which to park vehicles. For months now, the owner has not parked any vehicles on their lot, but in the turning bay directly outside the lot, obstructing access to the fire hydrant and making it impossible for neighbours to use the turning bay as it was designed and intended, meaning that they have to reverse in the wrong direction partway down Chambers Circuit in order to exit their driveway. This is a major safety issue for motorists, pedestrians and even neighbours should there be a fire and access to the fire hydrant is hindered. It is very clear that the owner has no intention of parking any vehicles on their lot and is instead attempting to increase their outdoor entertaining area, by way of a louvred 'carport'. Another issue then becomes the use of common property to park vehicles, breaching another by law in our CMS.

- As the Executive Committee has not yet received any application for the works, we are unaware of what colours/finishes are intended.

- I have not been on the neighbouring property (180 Macpherson Street), but I would imagine there could be some acoustic and/or visual issues to consider since the proposed structure is to span the width of the property, not to mention a potential loss of natural light. These are all things that the Executive Committee will take into consideration, when they receive a formal application.

The Executive Committee and Community Association understand that owners would sometimes like to make additions or improvements in order to increase the usability or value of their property. When we receive an application for additions, we take into consideration all aspects and try to be fair in our approach, whilst maintaining the current look and feel of the estate.

I kindly ask that you please decline or defer this application in order to allow the owner time to submit a written application to the Executive Committee which will then be considered and a response provided in the immediate term.

Thank you,
Kelly McKay