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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 8/05/2024 9:36:10 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

08/05/2024

MRS Leigh Arber  
17 Cherry LANE  
WARRIEWOOD NSW 2102  
[REDACTED]

**RE: DA2024/0404 - 13 Fern Creek Road WARRIEWOOD NSW 2102**

Subject: Concerns Regarding 3 Fern Creek Road, Warriewood (Lot 11 DP 270922)

To the Northern Beaches Council,

I am writing to express my concerns regarding the development at 3 Fern Creek Road, Warriewood (Lot 11 DP 270922). While I appreciate the need for progress and growth, I believe it is essential to strike a balance between development and preserving the natural environment. Below are my specific concerns:

1. Building Size and Envelope:

o The building appears to exceed the designated envelope. It is crucial to ensure that the construction adheres to the approved plans and does not encroach beyond the specified boundaries.

2. Excessive Windows at the Front:

o The abundance of windows at the front of the house raises visual privacy concerns. These windows overlook the backyards of neighbouring properties on Cherry Lane. I recommend reducing the number of windows or incorporating privacy screens to address this issue.

Changes to the type, height and transparency should be considered

3. Balcony overlooking neighbouring backyard:

o The plans show a balcony that is placed to see into the neighbouring backyard and main living areas. They greatly compromise the privacy of these homes and raises visual privacy concerns.

4. Inadequate Screening for Plants:

o The current screening along the fence line is insufficient. To maintain privacy and enhance the visual appeal, I propose more appropriate screening using suitable plant species. This will also contribute positively to the streetscape.

5. Building Height and Sloping Block:

o Given the sloping nature of the block, the height of the building should be carefully considered. It is essential to ensure that the structure does not significantly impact the privacy and views of neighbouring properties on Cherry Lane.

6. Removal of 18m Mature Sydney Red Gum:

o The proposed removal of an 18-meter mature Sydney Red Gum raises environmental concerns. These trees play a crucial role in soil stabilization, particularly in sandy and sandstone areas. Their removal could increase the risk of landslides and soil erosion, especially during heavy rainfall.

I kindly request that the Northern Beaches Council thoroughly assess these concerns during the planning process. It is essential to strike a balance between development and environmental preservation to create a harmonious community.

Thank you for your attention to these matters.

