
Sent: 30/10/2019 12:41:02 PM

Subject: Re: proposed development DA 2019/1135

Attachments: 30 October _Letter_to_Council_re_development_18_Jenner_street(signed1).pdf;

Dear Megan,

Please find attached letter from J and C Baxter of 16 Jenner Street Seaforth setting out our concerns regarding proposed development DA 2019/1135.

Kind regards,

Clare Baxter.

30 October 2019

Megan Surtees

Planner

Northern Beaches Counsel

By email: council@northernbeaches.nsw.gov.au

Dear Megan,

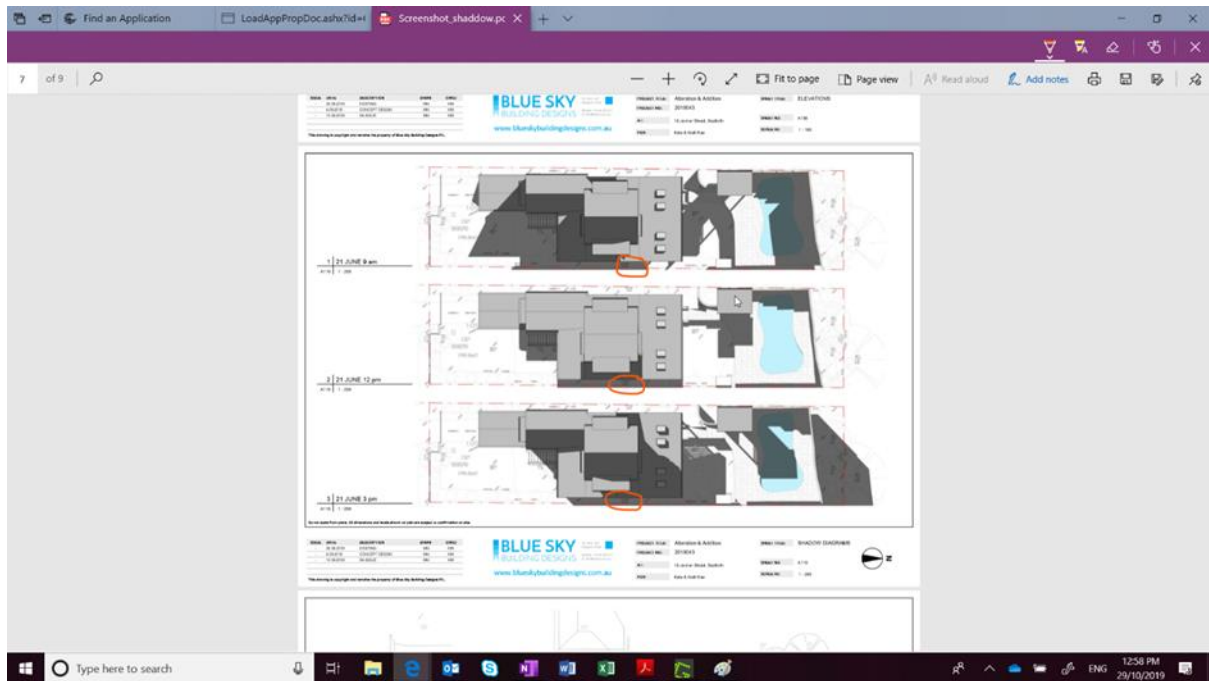
RE: NOTICE OF PROPOSED DEVELOPMENT

Application No. DA2019/1135
Address: Lot C DP 90826 18 Jenner Street SEAFORTH
Description: Alternations and additions to a dwelling house
Submission Close: 11 November 2019

1. Thank you for the Notice of Proposed Development dated 22 October 2019 and for the opportunity to identify issues of concern in relation to the proposed deployment (referenced above) for Council's consideration.
2. This letter is submitted by J and C Baxter, owner occupiers of the adjoining property, 16 Jenner Street, SEAFORTH.
3. We are supportive of the proposed alternations and additions to the front of the property and upstairs areas. We consider the design will improve street appeal and will be a positive addition to the street. M and C Rae are to be commended on their choice of design.
4. We have some concerns regarding the impact the rear veranda may have on our access to light and sunshine (detailed in section A below).
5. We also wish to raise some questions regarding:
 - a. construction of the front fence as it relates to the adjoining brick wall on our property; (detailed in section B below)
 - b. request for advance notice of certain demolition works (detailed in section C below); and
 - c. impact trade vehicles may have on access to and from our property and the street during construction (detailed in Section D below).

A. Equitable Access to light and Sunshine

- The submission states that living spaces within our adjoining property will receive equitable access to light and sunshine. From the information provided on the Shadow Diagrams, this appears to be incorrect. The submission fails to identify the impact of the proposed rear extension on an external window on the ground floor left hand side of our property. We have identified the location of this window on the Shadow Diagram below. From the Shadow Diagrams, it appears that following the development, there will be no light to this window at any time during the day.



- This window provides light to our ground floor rumpus/living room at the rear of our property. This room is currently used as a play area for our young children and second TV/informal lounge and gym area. It also serves as a separate living area for the bedrooms located on the ground floor. This window is also designed to allow light to flow into our hallway and stair well. The proposed light reduction will also impact this area
- This affected window is the only source of ventilation to this room. The only other source of light are four frosted glass panels in the floor above which let some light into the room from above. But this second light source is only sufficient to light part of the room. We are reliant on the external side window for sufficient light and ventilation to the remainder of the lower ground floor area.
- We are concerned that the proposed development will reduce the already limited access to light to this room at the rear of our house and we request the Council make further enquiries regarding this impact.
- It is of the utmost importance to us that we maintain cordial relationships with our neighbours and we certainly do not wish to unnecessarily hinder their plans. As such, we have not raised this concern lightly.

11. If the matter of the shadow cast on our downstairs window can be adequately addressed, we have no other concerns regarding the proposed additions to the rear of the house and we are otherwise supportive of the additions. We are open and genuinely willing to work with our neighbours and counsel to ensure both properties have equitable access to light and sunlight.

B. Question regarding the proposed front fence and gate

12. It is not clear from the proposal whether the front fence and gate is intended to be attached to the adjacent brick wall on our property. For clarity, we request the front gate is not attached to the brick wall but remains a separate structure. The strength of this wall may have been compromised (we believe a large vehicle backed into when parking on the curb in front, although cannot be sure) and we require flexibility to replace this wall in the future should this be required.

C Request for advance notice of Demolition Works

13. We note the demolition of existing concrete entrance stairs in particular. We assume this will involve a jack hammer and considerable noise. We ask, if possible that if this work is planned to take place on a week-day that we are given reasonable advance notice of this work taking place. We work from home and have young children at home during the day. Prior notice would give us an opportunity to make alternative arrangements on that relevant day/s.

D Question regarding trade vehicles

14. We have concerns about reasonable access to and from our property during construction should large trucks be parked across the street from our driveway. As noted in the submission, the street is narrow and we already have challenges exiting and entering our driveway with vehicles parking immediately across from our driveway. If a large vehicle were to park in that spot, we would have further difficulty turning in and out of our driveway.
15. We would prefer for trade vehicles to park on site as much as possible, so as to not unreasonably block our access to and from our property. Particularly between 7.30AM and 8.30 AM and 2.30-3.30 PM when we need to transport our children to and from school.

E Conclusion

16. In summary, subject to the concerns raised above, we are supportive of the development. We thank the Council for the opportunity to raise our concerns and await your feedback.

Kind regards,

C.M. Baxter

Jonathan and Clare Baxter

16 Jenner Street, Seaforth NSW 2092

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