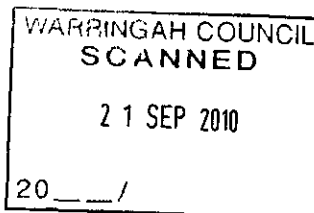


Don and Barbara Champion

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Phil Lane, Development Assessment Officer
Planning & Development Services
Warringah Council
Civic Centre 725 Pittwater Road
DEE WHY NSW 2099

20 September 2010

Dear Mr Lane,

RE: Development Application No: DA2010/1372 at 1196 Pittwater Rd, Narrabeen

As sole neighbour, we refer to a few issues in this DA and suggest minor adjustments to resolve same.

1. Location on the site with non compliance of Wave Impact Line

Within this DA, no justification has been provided to Council by the Applicant to vary his breach of the Wave Impact Line (under clause 20 of the WLEP 2000). This relates to the overhang of the building's eaves on the eastern side and the steps to the eastern verandah.

On the roof plan, there is no building line drawn (dotted) for the eastern verandah nor are the steps indicated (but steps are shown on the western end). Also the Wave Impact Line would have been helpful to have been drawn on the roof plan due to the roof being very relevant to the WIL criteria the Applicant is seeking to override and its relationship to the building's impact.

Of course it is for Council to finally decide if this non compliance is again permitted – particularly in light of the latest coastal strip variations under current legislation. However providing there is no further encroachment, **we do not take issue with this non compliance as such.**

Nevertheless, whilst commending the Applicant in addressing some prior concerns in this new design, we would seek cooperation for a one metre re-siting of the building westward. This would have **significantly less impact** on my kitchen sighting north to north/west. As the plan stands, from our kitchen window we are viewing, very close up, the eastern side of the tiled (bedroom) roof with its one metre overhang and its ridge which is at horizontal eye level. If the Applicant wished to add even more skillful design, the 1 metre retreat mentioned would be undertaken without loss of the Applicant's views - just a small reduction in planting space at the western end. Alternatively, of course, the large eastern eave overhang of 1 metre could be reduced to 50cm and the building retreat by 50 cm.

2. Overshadowing of Our Kitchen and Living Area

With the extra height of the building due to the canoe space (approx 1.4 m) on and above the ground level, this has impacted on the degree of overshadowing of our house shown at noon and 3pm in winter according to the diagrams the Applicant has supplied. Though the overshadowing is accepted without protest on the other two northerly facing rooms upstairs in our residence (our bedroom and sitting room), **I do object to the unnecessary overshadowing** of the kitchen and living area from noon onwards which appears would happen throughout the winter at least.

This situation can be easily rectified by reducing the main roof ridge height by at least one metre (creating a slightly less sharp ridge angle) which would have only a **minimal affect** on the Applicant's two upstairs bedrooms' space. In our opinion, the building appearance would then also be improved from a streetscape perspective (not "steeple" like) and be in closer harmony with our own building height – by not appearing to "overpower" it.

Yours sincerely

Don Champion