
Sent: 7/11/2019 9:10:01 PM
Subject: Online Submission

07/11/2019

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RE: DA2019/1124 - 88 Idaline Street COLLAROY PLATEAU NSW 2097

To: Catriona Shirley
Northern Beaches Council
From: Vicki Besso

8 November, 2019

SECOND SUBMISSION TO NORTHERN BEACHES COUNCIL

Regarding Application No. 2019/1124

At 88 Idaline Street, Collaroy Plateau

(Lot23 Sec Z DP 33000)

I acknowledge receipt of the above amended Building Application and from the outset I note that all residents have the right to lodge DA's in accordance with the provisions of the DCP. While some concessions have been made to my concerns regarding the impact of this 2 1/2 storey property on my northerly aspect, I still have concerns regarding the following:

- Loss of the iconic views of Narrabeen beach, the Northern Beaches headlands, ocean and the Central Coast from my lounge/family room north facing window which will be impacted by the brick study topped by a balcony directly in front of my window (see Tenacity Consulting v Warringah)
- Loss of privacy. The balcony atop this brick study room will look directly into my lounge/family room thus depriving me and my family of our privacy in main living area as well as blocking much of our northerly aspect.
- Loss of sunlight. I can see from the shadow diagrams provided that my entire north facing façade with 9 windows will be in shadow all day thus making my property cold and dark.
- Solar Panels. I am also concerned that the solar panels on my north facing roof will be overshadowed by the development at 88 Idaline Street thus rendering the collection of solar energy ineffective.
- Excavation area. I wish to register my concern regarding the large area to be excavated along my northern boundary line and the impact this may have on the structure of my home.
- Asbestos removal. I would like to be informed when the asbestos will be removed from the existing building at 88 Idaline Street as this is a well known health hazard.

I feel that there will be detrimental changes and adverse impacts to my property in terms of loss of sunlight, warmth, views and air circulation from prevailing north easterly breezes as well as significant loss of northerly outlook and privacy to the main living/family room/kitchen area where we spend the majority of our days.

My specific concerns regarding this development are as follows:

Available sunlight

My reading of the plans provided is that the proposed easterly building line facing Idaline Street

will be higher than my existing northerly facing lounge/family room windows and will continue the whole length of my entire north facing wall and out beyond my rear deck. This includes seven (7) of my windows and two (2) glass doors. These windows are all north facing and will not receive any direct sunshine or warmth in winter or summer because of the length and height of the proposed structure, as demonstrated by the shadow diagrams provided by the applicant. Any outlook or views from the main living area and front balcony in a northerly direction will be severely impacted under this proposal. The relevant view is across the side boundary however the side boundary is close to the front of the lot.

I also have eleven (11) Solar panels on my north facing roof which delivers 100% of my energy daily. Any residual energy is stored in my Tesla Powerwall battery. I am concerned that the overshadowing resulting from the 2 ½ storey building at 88 Idaline Street will reduce the performance of my solar system and cause me to become dependent on the grid which will be costly to me and may negate the considerable investment I have made in these solar products. I have made this investment in order to reduce my carbon footprint.

I also note that the prevailing wind is not from the south as shown on the plans but is in fact North Easterly and the proposed wall construction will significantly impede the cooling effect of this wind pattern, further denying me amenity.

A related impact is the overbearing visual impact of the proposed development. The southern wall and roof in the proposed plan present an almost blank 2 storey facade to my property blocking all windows and doors. The minimal distance from this wall to my property means that no real boundary planting could grow in this area to mitigate against or soften the impacts of this visually overbearing wall.

Compatibility with the surrounding area

The written proposal suggests that the proposed frontage to 88 Idaline Street would be in keeping with the surrounding area.

I would dispute this on the basis that the proposed front balcony is above a solid brick room. Other properties in Idaline St have open car ports with no enclosing walls thus providing visibility and light. The balcony at 88 however is atop a solid brick structure that obscures light and sightlines for myself and other residents in the street.

Reasonable view sharing

Whilst the proposal claims that this development provides for the reasonable sharing of views from the plans it appears that a great percentage of the north easterly outlook and view from my property will be obscured by the proposed main structure, balcony and room below the balcony.

I respectfully submit that this proposed development will unfairly and adversely impact my property as elucidated in the above points.

I therefore submit that the proposed development plans need to be examined and amended. In order to ensure an appropriate level of view sharing in line with the principles of *Tenacity Consulting v Warringah* which states 'the notion of view sharing is invoked when a property enjoys existing view and a proposed development would share that view by taking some of it away for its own enjoyment. (Taking it all away cannot be called view sharing)'. *Tenacity v Warringah* also states 'water views are valued more highly than land views', I have whole water views along Narrabeen beach to the Central Coast from my living/family room windows. A further assessment in this case is that whole views are valued more highly...eg' a water view in which the interface between land and water is visible is more valuable', I have such a view from my north facing living/familyroom. My view is enjoyed from both a standing or sitting position. As more than half my view will be blocked by the proposed building at No. 88 I feel that my view loss will 'be severe or devastating', the view is from a living area which is more highly valued than a bedroom. *Tenacity v Warringah* proposes 'the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours'. Therefore may I suggest that a compromise would be that the height of my neighbour's front study and balcony be reduced

to allow for adequate sunlight, warmth, visibility and air circulation to be received from the north facing windows of my living/familyroom.

This will also allow the structure to be more compatible with the surrounding area and prevent the obstruction of sightlines along Idaline Street.

Your consideration and assistance in this matter is much appreciated. Council Officers are invited to attend the property to form a proper appreciation of the nature and extent of the view.

Yours sincerely,

Vicki Besso

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