
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 6/05/2022 3:01:46 PM
To: DA Submission Mailbox
Subject: Online Submission

06/05/2022

MS Tracy Chorley
1 / 50 - 54 Mactier ST
Narrabeen NSW 2101
[REDACTED]

RE: DA2022/0535 - 48 Mactier Street NARRABEEN NSW 2101

DA2022/0535 Submission - 48 Mactier Street Narrabeen

I am a neighbour on the western side of this proposed granny flat at 50-54 Mactier Street and have several concerns regarding the Development Application and object to the development in its current design for the following reasons:

- I believe the plans and documents submitted are insufficient and do not have any reference drawings showing the adjoining property at 50-54 Mactier Street nor does it show any shadow diagrams as it will be elevated on poles.
- This is stated as a single storey but it is limited in information regarding elevations, building outline, window locations. This information needs to be demonstrated as it will affect the townhouses below with sunlight and privacy.
- The proposed granny flat appears to be larger than the permissible 60 square metre.
- There is real concern regarding the removal of the vegetation on the block as it is on sloping land and rock and the concerns are that this vegetation is holding the land in place. We are concerned that if this is removed and the rock is drilled into that serious landslip could occur. Our block has had severe drainage problems from the properties above us and it will be increased if the vegetation is allowed to be removed. There is not enough information showing how the drainage will be handled if the vegetation is removed. It will just flow on down to our properties and cause flooding.
- With respect to the Warringah LEP - 6.4 Development on sloping land (1) The objectives of this clause are as follows- (a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land, (b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land, (c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land. (2) This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map. (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and (c) the development will not impact on or affect the existing subsurface flow conditions. There are no engineering details regarding retaining walls to prevent landslip. This property is on Landslip area A & D.
- Due to the additional hand surfaces the drainage management needs to be addressed. The front of the property has been altered recently with the addition of a deck between the main

house and the garage and the grass area is now a synthetic surface. This work was done without consent and raised the deck up 3-4 stairs which has severely impacted my privacy into my lounge, dining, kitchen and back deck. This has decreased the landscape open space ratio for the block. Also the foot traffic along a small passage way along this side of the boundary could also increase.

- Removal of the mature trees - this is a well shaded area for the townhouses and will directly affect our properties. This is part of a wildlife area and lots of natives live in these trees with Wetherill Street Reserve close by. We have owls and other natives that will be directly affected. This will also cause more privacy issues for the townhouses as these trees provide good privacy from the units above at 37 Clarke Street who will then be able to see directly into our properties.
- Landscape open space is 51% on the site plan and 33% on the SEE. Discrepancies need to be addressed.
- Total floor space is also inconsistent - 380m² permissible but they are proposing 441.63m².
- Concern for the excavation of the rock for the poles to be erected. There is solid rock at the back of this property. We should have a Dilapidation Report prepared for each townhouse and the house at 46 Mactier Street at the very least.
- No provision for off street parking on the plans or information provided for a secondary dwelling. There is a garage and enough room for only one more vehicle on the property at present and no parking outside this property. Limited amount of parking on Mactier & surrounding streets and none out the front of this property permitted.
- There is no waste management mentioned. I would definitely not be happy to have 3 additional bins next to our boundary fence due to smell and noise factor. This needs to be addressed also.
- There is a note that states the dwelling would be use for an aged person. Access upwards makes this a very interesting concept and as it isn't shown on the drawings access would be difficult and where? This makes me concerned it would be for rental not family and with such a large balcony could end up being not a welcome addition to this neighbourhood with noise.
- The general pedestrian and vehicular access to site is listed via Harley Crescent. There is no Harley Crescent.

As you can see we have many questions regarding this application and feel that due to the lack of adequate information no-one can make a proper submission and assessment of the proposal. We have major concerns regarding privacy, drainage and lack of sunlight this proposal has not addressed correctly or even at all. There are a number of inconsistencies, errors and omissions that need to be addressed and further plans made available if this is not rejected.

Regards, Tracy Chorley