
From: [REDACTED]
Sent: 5/05/2022 2:40:15 PM
To: DA Submission Mailbox
Subject: Online Submission

05/05/2022

MS Adrienne Lowe
4 / 50-54 Mactier ST
NARRABEEN NSW 2101
[REDACTED]

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

Adrienne Lowe
Townhouse 4
50- 54 Mactier Street
Narrabeen 2101 NSW

I am writing to voice my concerns over the proposed Development Application for 48 Mactier Street, Narrabeen DA2022/0535. Construction of a secondary dwelling. The applicant is A1 Granny Flats.

The proposed dwelling is not compliant- The rear setback of the granny flat is only 5 meters the Northern Beaches Council Development Control Plan stipulates that the minimum rear setback should be 6 meters.

Basic information has been left off the Site plan, Floor plans and Elevations. There is no information which determines if the granny flat is under the height limit or within the required building envelope. There is no indication of ground to roof height on the application, nor the elevation of the Northern deck.

Basic information about the impact on neighbour's properties have been omitted from the plan. The rear of my property is within ten meters of the proposed dwelling. Council requires drawings to show how the proposal relates to neighbouring properties by showing the building outline and window locations on the plans and elevations.

The total floor area says 380m² is permissible, but the applicant is proposing 441.63m².

The current property is 4 bedrooms, the proposed dwelling is for an additional two bedrooms. This equates to six bedrooms with a single garage and parking for one additional car on the premises. The Development Control Plan states in Appendix 1 Carparking requirements that there must be 2 car spaces provided per dwelling for a dwelling house and dual occupancy

I also have the following concerns regarding the application:

Statement of Environmental Effects-

1.0 Page 2 The proposed development

The granny flat will be used by family members and is not intended for rental purposes.

There is no guarantee of rental at a later date

The proposed dwelling will have fibre cement cladding and Colorbond roof. Being a single

storey building, it will have no impact on the privacy or overshadowing to neighbouring properties.

There is no mention of the proposed colour of the cladding or Colorbond roof
The building is elevated and exceeds that of a single-story dwelling from ground height to roof, further there is a deck that directly overlooks my property. The building will directly impact on the privacy to my back yard, sunroom and main bedroom.

2.0 Page 3 Statutory Objectives

The works comply with the Warringa Development Control Plan 2011, as per the table

Control Permissible Proposed Complies

Granny Flat area 60m² 60m² + 18.89m² No

Building Height 8.5m From the plans it's unclear as to the overall height as elevation from ground level to roof not listed Unclear

Page 3 General Accessibility

There is an existing pedestrian and vehicular access to site from Harley Crescent.

Harley Crescent does NOT exist anywhere near the site or in fact in Narrabeen.

Access and Traffic

As the granny flat will be used by a family member, it is unlikely that any additional traffic will be generated as a result of this development.

No guarantee can be given for future use ie rental. It is highly likely that the development will result in additional traffic.

Streetscape

The proposed granny flat is maintaining the scale of the street, using similar materials and colours, therefore will have no impact on the existing streetscape.

The existing dwelling and surrounding dwellings consist of brick and tile. The proposed granny flat is not using similar materials. No colours are indicated on the plan. This will have a significant impact on the existing street scape and surrounding dwellings.

Privacy, Views and Overshadowing

The proposal is for a single storey development only and will therefore have no impact on privacy, views and overshadowing to the adjoining properties.

The building is elevated and exceeds that of a single-story dwelling from ground height to roof, further the proposed deck will directly overlook my property. The building will directly impact the privacy in my back yard, rear sunroom and main bedroom.

3.0 Conclusion

The proposed development is quite simple, containing a secondary dwelling located towards the rear of the site, which will have no impact to the adjoining properties. The overall proposal will not have an impact on the interest of the neighbourhood.

Incorrect