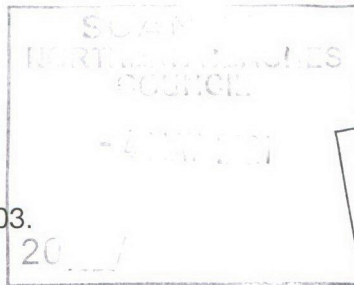


General Manager
Northern Beaches Council
2 Park St, Mona Vale NSW 2103.
28 April 2021.



Attn. Mr Adam Mitchell,
Principal Planner.

Dear Sir,

re: DA 2021/0315
168 Whale Beach Rd, Whale Beach.

Generally Speaking:

My three major concerns are loss of privacy, preservation of views, and loss of local bushland characteristics by day and by night.

This is a very detailed DA. I have looked at the DA on the Council website, and enquired with the architect. It is very difficult for me to absorb and understand it all. EG. It appears to fall short of its own Statement of Environmental Effects with regard to my adjoining property as briefly summarized below.

My home at 162 Whale Beach Rd shares a common boundary on the southern side of the battle-axe block 168. Both of our properties share panoramic N/E views of Whale Beach, the prominent northern headland, and from the ocean up the steep escarpments to the high semi-circular ridge.

Soon my old house will be replaced by a large new building. A shared driveway that zig-zags upwards twice through my front yard to reach a total of five houses restricts the location of a new building footprint. To build a similar four level house on 162 as this DA proposes for 168, then both new houses would be close together, and mutual privacy will be of great significance.

Loss of privacy.

An increasingly scarce and valuable asset in 2021 is privacy.

The DA proposes a building that is terraced down the escarpment but it is only a metre from my northern boundary, so bushland screening for privacy would have to be on my side of the boundary.

***To minimise overlooking and for mutual privacy I request Council to please amend 168 building plans to fit fixed opaque screens or fixed opaque angled louvres to all windows that face south, and to the southern ends of decks and balconies.**

Screens and louvres can be fixed at angles toward the ocean, or toward Pittwater. There is no loss of sunshine because they are on the southern side of the building.

Such requirements are common in many properties across the world. They are frequently used for privacy between local apartments. They should be fixed on this expensive building to enhance mutual privacy with 162.

(From page 20, Statement of Environmental Effects:

Particular attention has been given to ensuring that the proposed dwelling affords high levels of amenity for future occupants, capitalising on the expansive views, whilst ensuring high levels of residential amenity to adjoining properties are retained in relation to privacy, solar access and view sharing.")

Preservation of views.

The DA proposes a huge four level building just a metre from my northern boundary. Instead of bushland, large white rectangular walls and windows would visually dominate northerly views from across the high ridge and down the most attractive border of my land, and block some winter sun.

Watershed drawing DA32 G shows only the S/E portion of the big white building, partly screened by non-existent trees?

It appears to me that parts of the building exceed maximum envelope height above the escarpment?

Their architect did say two items of good news; the roof on level four will be well below the maximum allowable height, and the roof will be a brown colour that blends with the Natural surroundings.

***Would Council similarly require that the southern walls that will face and overshadow 162 also please be coloured brown, or matt black, or khaki, or dark sandstone to blend with bushland.**

(Refer Statement of Environmental Effects, 4.2.20 Building Colours and Materials:

A schedule of finishes accompanies the application. The development incorporates external colours, materials and finishes which are consistent with the **predominant colours of development in the Palm Beach locality, reflecting the dark and earthy tones.)**

This DA proposes to replace vegetation with a four level building that stretches up the escarpment from boundary to boundary. It will be visible from many public spaces including the northern headland. I believe its whole exterior should be of bushland colours. White is not a dark and earthy colour. It does not snow in Whale Beach.

Loss of local bushland characteristics by day and by night:

Whale Beach' Natural characteristics are continuously eroded, yet here on the ridge we can still star gaze with very little intrusive artificial light. We also enjoy moon rises, and electrical storms. To minimise loss of bushland characteristics requires protection from 'spill light.' Little ringtail possums and bandicoots also prefer the natural darkness of night.

***Would Council please protect 162 from artificial lights by requiring fixed opaque louvres or screens to all windows and balconies and shield outdoor lights that face south.**

Summary

The *three *requests above should help to minimise the adverse impact of this huge building on my property, and they matter more to me than an approximate 200mm intrusion of a corner of an eave into airspace.

The outcome of this development can hugely affect 162, so we will of course be interested in your decisions.

Thankyou for your consideration and assistance.

Warm regards,



John Jenkins
162 Whale Beach Rd, Whale Beach NSW 2107.
(Mob: 0415 889 892)