
From: Ken Terrens
Sent: 3/05/2022 10:55:22 PM
To: Council Northernbeaches Mailbox
Subject: DA2022/0535 -48 Mactier Street NARRABEEN NSW 2101
Attachments: DA2022 0535 48 Mactier Street NARRABEEN NSW 2101.pdf;

Please see attached submission regarding development application DA2022/0535 -48 Mactier Street NARRABEEN NSW 2101

Regards

Ken Terrens

10 / 39-47 Clarke Street Narrabeen

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

3rd May 2022

Plans do not indicate the true height of the roof line in relation to neighbouring properties, making it hard to gauge the true height and impact on neighbouring properties. The plans only indicate a height based on a reference point (sea level?), which is of no use to the common person. A height indicator needs to be erected before a proper assessment can take place.

Many of the submissions objections could be addressed by excavating further down to reduce overall height, instead of the minimum excavation proposed by the developer.

Strong objection to the proposed three *Elaeocarpus reticulatus* along the rear fence, as this will do nothing for the property. The plans show only one kitchen window on the rear of the granny flat. The potential height of the trees will block out the views of a number of townhouses at the rear of the property at 39 to 47 Clarke Street West, create unwanted shadow over neighbouring properties, while not affecting their own property . Smaller shrubs or screen can serve the same purpose from a privacy point of view. All owners at 39 to 47 Clarke Street West bought into the complex for the views and associated life style. Disrupting this life style and devaluing the dollar value of up to six townhouses by robbing lake views for a \$150,000 granny flat indicates the developer has no consideration for their neighbours.



Elaeocarpus reticulatus (Blueberry Ash) Described as either a small tree or tall shrub, this evergreen species grows between 3-15m tall and 3-5m wide.

Source: <https://www.anbg.gov.au/gnp/interns-2002/elaecarpus-reticulatus.html>

According to the other objections listed, the development application appears to lazy in its submission, with many errors highlighted.

The proposal significantly affects the townhouses on the western side and southern side of the development and the long term resident on the eastern side. We would recommend that council not approve this development proposal.

Ken Terrens

10 / 39-47 Clarke Street West

Narrabeen