
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: TRIMMED Onli e Submi ion

14/10/2023

MRS Jeanette and Albert Fenske
12 Hunter Street South ST
Warriewood NSW 2102
[REDACTED]

RE: DA2023/1426 1 Harewood Place WARRIEWOOD NSW 2102

Dear Ms Ryan,

Hope you are well We are writing to formally express our concerns regarding the proposed development at 1 Harewood Place, Warriewood, as outlined in Development Application DA2023/1426 As the owners of 12 Hunter Street South; Warriewood, we engaged in discussions with our neighbour, Mr. Luke Preston, on October 11th and 13th, 2023, where we conveyed our concerns about various aspects of the proposed development

We understand and appreciate the need for growth and development within our community However, such developments must take into account the well-being and privacy of existing residents, as well as the aesthetics of our properties In light of this, we wish to formally raise two primary points of concern in the application that if not addressed will result in us having no privacy either within or outside our home as a family and have a major determinantal impact on our mental health and wellbeing and kindly request these be given serious consideration

1 Objection to Windows NNW Orientation facing our private areas

Our most pressing concern revolves around the placement of windows in the proposed development that directly overlooks our private spaces, including our private outdoor living area (deck), living room, main bedroom, and garden area. After reviewing Document 19213, which pertains to the Nationwide House Energy Rating Scheme Certificates for the concerned windows, we observed that the NNW windows, especially bathroom windows W103, W106, and W005, are designed with clear glass This raises significant privacy concerns for both parties involved.

Of greater concern are the floor to ceiling Windows W104 (sized at 2700mm x 600mm) and Windows 105, 107, 108, and 109 (each measuring 2700mm by 550mm). These large windows each offer more than 1 48m2 direct views of our only private outdoor areas from each habitable room, and their vantage point is higher than 3 meters from the ground. This enables unobstructed views into our private areas, including the master bedroom, living room, kitchen, deck, pool, and private outdoor spaces. We strongly urge that these windows be made translucent and fixed, incapable of opening, or that they open in a manner that does not allow a view into our private areas.

We emphasize the utmost importance of permanently blocking these windows from providing any view into our private spaces We would like the architect to amend the plans in compliance with NSW planning regulations, and ask to adequately consider our privacy. We

believe that these windows must be designed to avoid any views into our secluded private open spaces and habitable rooms from the proposed development of neighbouring habitable rooms

2 Objection to Tree Removal

Our second concern relates to the proposed removal of trees, specifically Tree G1 and those within Zone 11. According to the Arborist report by Hugh the Arborist Pty Ltd, Zone 11 refers to an unidentified group of trees and hedges. We believe that there should be a more precise indication of the composition of this tree group of Zone 11 and G1, which comprises 4 Native *Acmena smithii* (Lilly Pilly) trees, standing at approximately 5 meters in height, and 4 *Backhousia citriodora* (Lemon Myrtle) Native trees, also around 5 meters in height. This area consists of 8 significantly sized native trees proposed for removal, not just 3 as indicated in the report on page 13, table 8.1. This tree bank spans approximately 15 meters and is vital in maintaining our privacy.

These trees, while not individually specified in the arborist report, are essential to our privacy and the overall aesthetics of our property. They currently provide a valuable barrier of privacy not only from 1 Harewood Place but also from properties at 6, 7, and 8 Harewood Place. The removal of these trees would negatively impact our privacy and the quality of our living space, as neighbours with elevated properties would gain direct views of our outdoor areas, including the deck and living room.

We kindly request that these native trees be preserved due to their significance and size. Their removal should not be approved, as it would detrimentally affect the quality of life for us as existing residents.

We appreciate your attention to our concerns and trust that you will give them the consideration they deserve. We hope the proposed plans can be amended to address the detrimental impact this will have on our privacy and allow for a harmonious coexistence of the new development and our existing property. Please do not hesitate to contact us if you require any further information or clarification regarding our concerns.