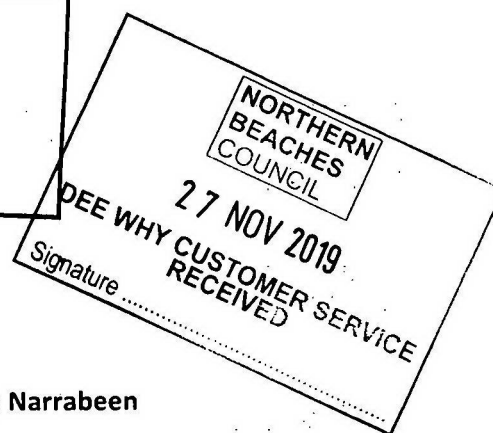
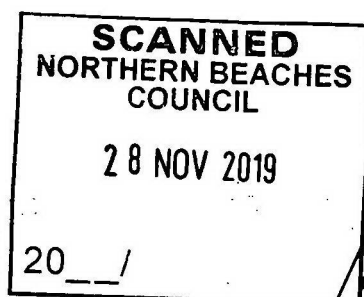


50 Lindley Ave
 Narrabeen 2101
 25.11.19



Dear Ms Surtees

Re DA2019/1161 Lot 2 DP 502501 48 Lindley Ave Narrabeen

I own the property 50 Lindley Ave Narrabeen next door to the above and would like to list my concerns regarding the DA application for your consideration.

In brief, I feel the development is huge, bulky and overpowering dominating the site and surrounding properties plus changing the landscape by the height that is 3.5m over the Pittwater Local environmental Plan 2014 and by the removal of trees will change the natural bush character of our area for ever.

1. Height of Building

Pittwater Local Environmental Plan 2014 states

- (a) To ensure that any building, by virtue of its height and scale is consistent with the desired character of the locality.
- (b) To ensure that buildings are compatible with height and scale of surrounding and nearby development
- (e) To encourage buildings that are designed to respond sensitively to the natural topography
- (f) To minimise the adverse visual impact of development on the natural environment heritage conservation areas and heritage items.

2. The height of a building is **NOT** to exceed the maximum height shown for the land on the Height of Building Map. (That is 8.5m) This DA asks for 13.5m)

(2) Despite subclause " may exceed a height of 8.5 but not more 10.0m if

- (a) the consent authority is satisfied that the portion of the building above the maximum height shown for that land is minor
- (b) if the objectives of this clause are achieved
- (d) The buildings are sited and designed to take into account the slope of the land to minimise the need that allow the building to step down the slope."

I find the reasons for exceptions to the development standards are NOT valid, not true and should be NOT be granted under any circumstances I list the reasons below

As the client has written page 9 of their submission....

Reason 1

clause 1 (a) "As can be seen by the extract from the architectural plans, the proposal is compatible with height and scale of surrounding and nearby developments ..."

That is completely UNTRUE !!! The development is 3 times the size of neighbouring properties is overpowering, bulky and not at all compatible in height and scale besides it is also extremely UGLY !!

Reason 2

Clause 1 (b) "compatibility is further endorsed by the fact that there are no material impacts upon the amenity of adjacent or nearby properties as a consequence of this breach of the height control in terms of overlooking, overshadowing or view loss".

Again that is completely UNTRUE !!! Of course there is an impact on our property the effect of overlooking and the loss of privacy is evident

Reason 3

Clause 1 (c) "The proposal has been sensitively crafted to enhance the visual compatibility of the site ...integrate with the significant surrounding vegetation..."

What vegetation when they are requesting to remove more trees than has already been removed illegally ?

Reason 4

Clause (d) ..."the subject site is barely discernible due to the significant vegetation .."

Again what vegetation when all they want to do is to remove every tree that is left on site after the previous owners illegally removed vegetation for view to max sale price and sacrificed our privacy and lose the bush ambience of the area

Reason 5

Clause 5.0 page 10

"The breach of the control is primarily a consequence of the topography of the subject site and the fact that the configuration of the existing dwelling precludes the accepted method of achieving compliance by stepping a structure down the slope of the site."

It does not preclude or give any reason why their application should be granted as I have already stated above. They are not stepping the structure down the slope and I am sure if taken to land and environment court this breach would not be allowed.

Reason 6

Page 10 Zone R2 Low density residential

"The above objectives where relevant, are endorsed by the proposal as the subject works will provide for the housing needs of the community and will maintain the natural environment of Warringah as the works are limited to the existing footprint of the dwelling on the subject site and the proposed works will not result in any loss of significant vegetation whilst the proposed external finishes will result in a"

This is totally and utterly WRONG. and I will fight in no uncertain terms whatever it takes to stop ANY more damage to the vegetation and removal of ANY trees
Too much damage has already been done and effects all of us who have lived here for over 50 years and have work tirelessly to maintain the natural environment .

Conclusion

The client can achieve their objectives of more balcony space and a carport without removing trees and breaching the height limit. It is possible to be more creative in design to satisfy all concerned.

The client's reasons for requesting the height to be 3.5 above the maximum height of 10m does not need to be done this way (by roof construction) but can be achieved with efficient glass shutters etc.

They can achieve better outcomes for all concerned and achieve satisfactory levels of energy efficiency requested without reroofing the existing and by not having a roof over the top balcony.

The size of the balconies can be reduced by half so not to invade privacy of both neighbours
The bulk and overpowering heavy cladding of the balconies can be reduced by the use of glass instead.

The carport can be built around the existing trees

Nanette Adler
50 Lindley Ave
Narrabeen
0439330115
nan@larryadler.com