
From: Brian Trevarton
Sent: 26/12/2024 1:11:50 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2024/1648 Use of part of a dwelling house as a secondary dwelling
Attachments: Council letter DA submission.docx;

Dear Development Assessment Team

Please refer to attached submission letter regarding the above Development Application.

[REDACTED]

Regards,

Brian Trevarton

Brian Trevarton
9 Elm Avenue
Belrose NSW 2085

24/12/24

Northern Beaches Council

By email only: council@northernbeaches.nsw.gov.au

Attention: Development Assessment Team

RE:

Application No. DA2024/1648

Address: Lot 6 DP 240752 7 Elm Avenue, Belrose

Description: Use of part of a dwelling house as a secondary dwelling

Submission Close: 23 January 2025

We refer to your letter of 11 December 2024 copy attached, (Received 17 December 2024).

We are adjoining property owners. We have the following specific issues/concerns in relation to the proposed Development Application. They are:

1. **The proximity of the converted garage next to our pool area.** The adjoining private open space, indicated in one of the DA's site plan drawings, is where our swimming pool and entertaining/relaxation area is situated. Our pool is close to the boundary fence and the rear of the neighbour's garage is just the other side of it. Due to the constant television noise, spilling out from the open rear door and side windows we can no longer enjoy relaxing in that area of the garden. There is need for sound proofing and light insulation barriers to be fitted.
2. **Windows cut into the wall, which overlook our pool area.** These are open most of the time, along with front and rear doors also being open during warmer

months, (which is the time when we most want to enjoy being outside but cannot, due to the television noise).

3. **Inadequate garage construction/conversion.** Conversion of the existing structure creates privacy issues. Television noise pollution and peace disturbance from early morning right throughout the day and all through the night is affecting the mental health of both my wife and I as we can no longer have quiet enjoyment of our home inside or in the outside area. It is not suitable as a dwelling place. The owner's living area is on the other side of the garage, away from the garage with bedrooms the opposite side. Our bedrooms are adjacent to the garage, and at night even with windows closed and blinds down we still hear the constant babbling when going to bed, and when waking up early in the morning, many times before 5am.
4. **Flooding issues during heavy rainfall due to inadequate drainage.** The plumber that was onsite next door at one time after a heavy downpour, confirmed to me that the two-metre-deep drainage pit he had been instructed to install advised the owner that it would not cope with heavy rain and would cause such flooding. This occurs regularly during prolonged periods of heavy rainfall and causes muddy water to flood our pool, which then overflows into our garage. We have had water running under our house at times since the garage was converted. An inspection by a hydraulic engineer may be needed and plans/specifications provided for better stormwater drainage.
5. **No notification that the conversion was to take place.** We were not informed that this conversion was to be undertaken, and did not expect the disruption it caused when the work commenced. When underway, I asked the neighbour if the conversion had been approved by Council and it was confirmed to me that the works had been approved and certified beforehand.
6. **May affect value and sale of our home.** We have lived in our home for over 23 years. We loved the peace, seclusion and tranquillity until this garage conversion took place. For the last three years we have had to endure various issues due to it. We would find it almost impossible to sell if we were to decide to move.

Kindly acknowledge receipt of the submission.

Yours faithfully,

BL and BJ Trevarton