
Sent: 21/08/2025 10:27:18 AM

Subject: Submission for DA2025/1058 34 Tatiara Crescent North Narrabeen

To the Development Assessment Team,
RE: DA2025/1058 - 34 Tatiara Crescent North Narrabeen:

My husband and I are the owners of 36 Tatiara Crescent. I am writing to address a concern I have about the current submission under DA2025/1058.

It is my understanding that all structures built in our area need to have a set back from the land's boundary line. I am not aware of how much this is required to be in Narrabeen.

In the Master Plan at page 5, the plan appears to show the steel eave going into the area that should be left vacant as a "set back". The plan actually shows the line of the eave and then it stops being drawn on the plan. However, for the building roof and eave to form a rectangle, it would under the current plan have to infringe into the set back area. In some later pages of the plan the line of the eave and roof goes right to our boundary line without any set back at all.

On other pages, the house is shown with an adequate set back from us, but then appears to intrude into number 32's set back area before their boundary.

It is my firm position that the proposed house and any associated structures be built with a clear set back from our common boundary line that is, at a minimum, the council regulation length.

This is for the following reasons;

A structure that is built too close to our boundary will intrude on our privacy. It would be against minimum regulations which is unfair to us. It would affect the value of our land and also any future use of our land.

I am also concerned that if any neighbouring structure is built to our common boundary line, that resulting or potential stormwater run off from the roof would then cross over onto our land, creating water management issues for us.

I would appreciate a response from council to address my concerns,
Please email me back or ring my contact number as stored in your records,
Kind regards,
Anita Watson