

21 August 2024

Dear Sir/Madam,

Development Application No: DA2024/0895

Construction of a secondary dwelling at 15 Lido Avenue NORTH NARRABEEN.

I refer to my application which is under assessment by Council.

First of all, I would like to say thank you for giving us the change to address the issues raised.

The project was updated to address most of the issues.

Please see below my answers in regards all the issues raised.

C1.5 Visual Privacy

We are adding a privacy screen 1.8m above porch so the main door doesn't face adjoining property.

To increase privacy all Windows will be frosted

In regards the windows facing the rear boundary is worth mention that won't be facing any house. There are a higher fence, several trees and a Kiosk blocking any view.

My neighbour house is far from the boundary. The property is more the 10 metres of distance.

For the last 5 years we have a cubby house that is 2.5m from the rear boundary.

The floor is around 1.4 metres high. My kids are always there playing, and we never had any complaints from our neighbours. I'm happy to add extra trees on the back if we receive any complain.



D11.10 Landscaped Area

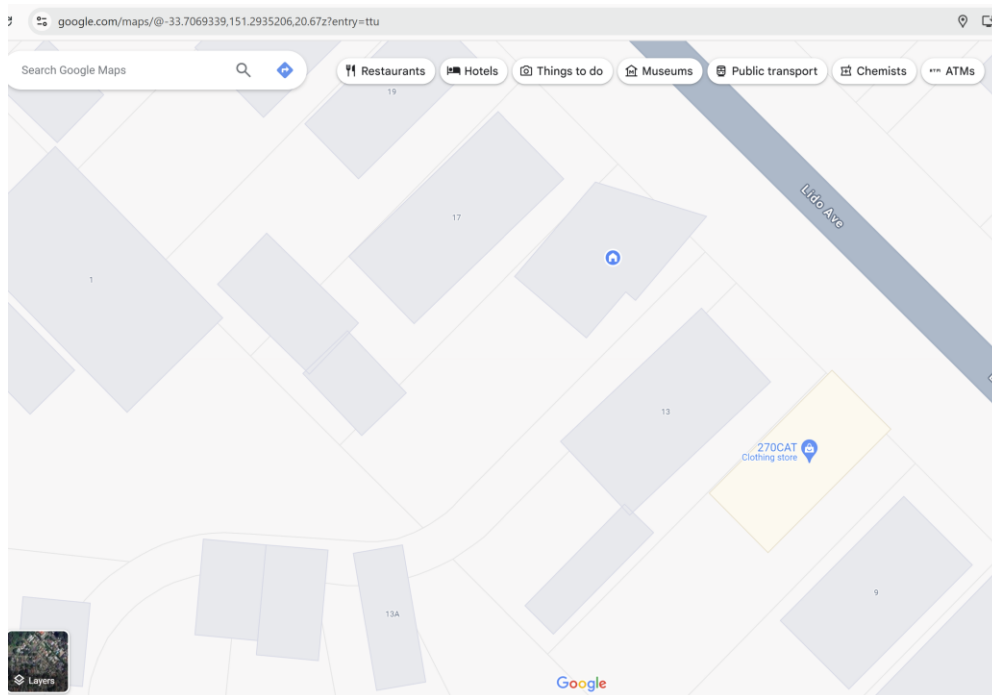
To be compliance with D11.10 we are removed the Alfresco from the project.

The project will have a minimum of 50% of landscape area as recommended.

D11.7 Side and rear building line

We have increased the rear seat back to 3 metres. I would appreciated if I could have that approved.

The reason for that is if we Increase the rear setback for more than 3 metres will reduce adjoining property privacy. For instance, with the proposed seatbacks the second dwelling won't be close to any adjoining property.



In addition, there is no house facing the rear boundary.

The house on the back is more the 10 metres of distance of my land.



In regards the side setbacks, I would like to request approval to have 1m in on side and 1.3m on the other side.

The reasons for that are:

- Currently my house has 1.3m on the side as pedestrian path, I would like to keep the same size.
- Where we would like to have 1 metres, we don't share the boundary with a neighbour. There is just the drainage channel.
- On the right side, where we would like to have 1.3m, there is just my neighbour shed. I used to have the shed sharing the same wall and we never had any problem.
- My neighbour, Paul Martin, has no issues with us having the Granny Flat.
- We won't have any garage on the back



Internal Referrals (Flooding)

To be comply with control E1 of Section B3.11 of the Pittwater DCP the project was update.

A shelter was added to the project.

Other issues:

In regards the Shed Apologies for that. That was my mistake. I started the demolition after the project was already completed. The project was update to reflect the change.

Sincerely,

Alexandre Costa de Souza

15 Lido Ave, North Narrabeen NSW