
Sent: 22/05/2020 4:53:53 PM
Subject: Lot 2 DP 393018 25 Bolwarra Road North Narrabeen DA2020/0349
Attachments: Erosion Control rear yard 98A Taiyul Road NN.jpg;

Dear Gareth,

I am the owner of property 98A Taiyul Road, North Narrabeen which has its entire rear common boundary with 25 Bolwarra Road, North Narrabeen.

I have concerns, outlined below, with the proposed development DA2020/0349.

STORMWATER PLAN

I object strongly to the “absorption trench overflow path” as indicated by a series of arrows on the stormwater plan, see plans “Overflow to Street Drainage”. It is **NOT** street drainage, it is in reality, **OVERFLOW ONTO MY PROPERTY**, 98A Taiyul Road.

I have attached a photograph taken from the approx. water discharge point on my side of the common boundary fence. As you will see from the photograph, I have had to stop the erosion of the steep bank, by placing lengths of timber on the ground to slow the velocity of the large amounts of water that pass under the boundary fence at that point.

TEENAGER RETREAT: PRIVACY AND NOISE ISSUES.

The height of the “teenager retreat” in its proposed location, overlooks not only our main bedroom and rear yard, but also the bedroom and rear yard of our neighbour at 100 Taiyul Road. Due to the closeness to three existing homes, the placement and height of the “teenager retreat” in the northeast corner of a large block of land, will create privacy and noise issues for us. There are steps at the sliding door that lead down to the raised concrete patio which will overlook the top of the common boundary fence, just 2.6 metres away.

GRANNY FLAT: PRIVACY ISSUES.

Due to the height of the granny flat, occupants will overlook the top of our common boundary fence and will greatly affect the privacy we currently have in our main bedroom and rear yard. The rear boundary setback and deck height of the proposed granny flat are almost identical to the adjacent property at 27A Bolwarra Road where privacy screens are in place. Perhaps privacy screens could be added to the deck of the granny flat?

DEMOLITION PLAN:

Can you explain why silt stop fencing will be placed along the northern, southern and western boundaries, but so far as their eastern boundary which is common to my boundary, the notes state: Silt stop fencing on the eastern boundary where shown. What measures are to be taken on the eastern boundary to stop silt run off – it is not clear on the plans.

IN SUMMARY: The “overflow path” of the stormwater from 25 Bolwarra Road, must not be directed onto my property; the location of this “teenager retreat” is not acceptable in the light of the amount of alternative sites available on the property of the applicant; and for the installation of privacy screens on the deck of the granny flat.

Regards,
DAVID LAIN
(Mobile: 0405 376 255)



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