
Sent: 14/08/2021 12:06:48 PM
Subject: URGENT Planning & Development - DA2021/1183
Attachments: 53050-1 survey.pdf;

Good morning,

FAO - Catriona Shirley please.

Further to our call the other week, I'd like to register opposition to this application please; specifically, the **proximity of the proposed secondary dwelling ('granny flat') from our boundary fence.**

I live at 14B Bate Ave Allambie 2100. Our house is on a small battleaxe block and therefore has no street frontage. The proposed dwelling would have a very significant impact on our privacy and dramatically affect the sense of openness in our front yard, backyard and also from inside our house.

The Applicants' rear boundary (at the northern end of their block, I believe) is our side boundary. This is where the granny flat is proposed to be built. The total length of our shared boundary is 21.22m. The length of the granny flat roof (excluding its entrance platform / steps) would be 20m, a total of 94% (approx.) of the length of our shared boundary. **The residence being so close - a proposed 2m from the boundary fence** - would create a sense of enclosure for us, which is unwelcome and quite contrary to when we bought the house. Please see attached for a recent survey of our property.

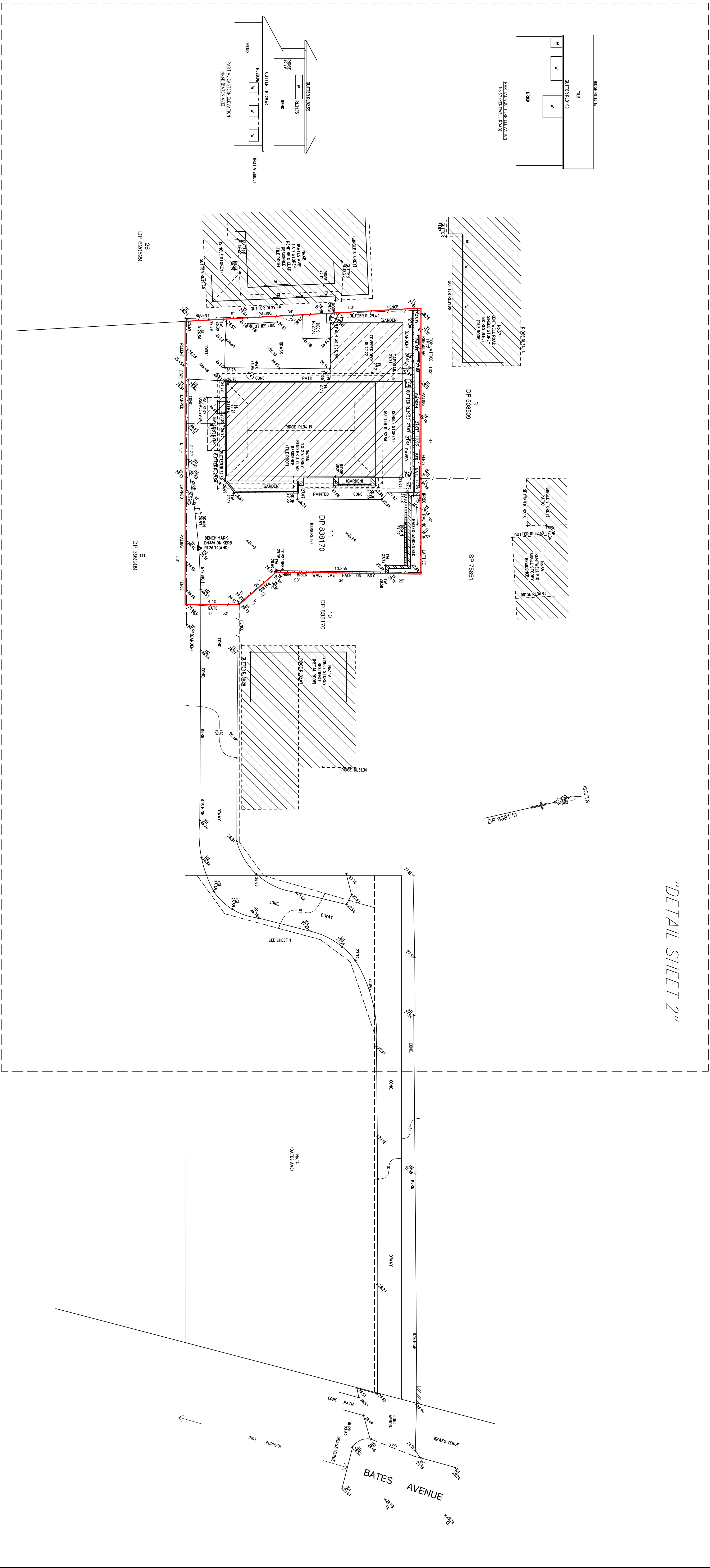
We kindly request a site visit before a decision is made on this application please. On site, you'll appreciate that we'd be nearly able to touch the granny flat wall from our front yard, all the way along the length of our property (i.e. front to back). Having someone live that close would be incredibly intrusive: the building itself, the occupants' noise and their windows looking directly into our private living space.

If you have any queries, please don't hesitate to let me know. I look forward to showing you how the construction of this dwelling would be obtrusive and would adversely affect our quality of life.

Thanks and kind regards,
Nicole

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Nicole Rando
0414 106 397



- (A) RIGHT OF CARRIAGEWAY 4 WIDE & VAR. WIDTH - DP838170
(B) EASEMENT FOR SERVICES 4 WIDE & VAR. WIDTH - DP838170
(C) RIGHT OF CARRIAGEWAY VARIABLE WIDTH - DP838170
(D) RIGHT OF CARRIAGEWAY 2.04 WIDE - DP81834
(E) RIGHT OF CARRIAGEWAY 14.5 WIDE - DP81834

NOTES:

- 1) TITLE BEARINGS AND DIMENSIONS ARE SHOWN
BOUNDARIES DETERMINED BY SURVEY.
2) ORIGIN OF LEVELS: PM 523 RL39.423 (AHD.) SCMS
3) SITE COMPRISES: LOT 1 DP 838170
4) SITE AREA 355.6 m² BY TITLE DIMENSIONS.
5) UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED
6) (G) DENOTES GUTTER LEVEL, (TW) DENOTES TOP OF WALL, (TF) DENOTES TOP OF FENCE
0.3Ø105.8H DENOTES INDICATIVE TREE SIZE Ø 3 TRUNK DIAMETER, 10 SPREAD, 8 HIGH.
7) TREE NAMES SHOWN CONSTITUTE OUR OPINION ONLY. IF TREE SPECIES IDENTIFICATIONS IMPORTANT
FOR DESIGN OR HERITAGE REASONS THEY SHOULD BE DETERMINED BY A QUALIFIED ARBORIST.

ISSUE	DATE	AMENDMENT
TITLE: PLAN SHOWING SELECTED DETAIL & LEVELS OVER No.14B BATE AVENUE, ALLAMBIE HEIGHTS		
LGA:	NORTHERN BEACHES	REFERENCE: 53050
CLIENT :	MRS NICOLE RANDO	DATE: 29-6-21
SCALE (AT A1) 1:150	DATUM : AHD	SURVEYOR: AW
		SHEET 1
Norton Survey Partners SURVEYORS & LAND TITLE CONSULTANTS A.C.N. 618 988 475 SUITE 1 505 BULWAIN ROAD LILFIELD N.S.W. 2040 PH +61 2 9555 2744 office@nortonpartners.com.au		

