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Sent: 1/05/2023 10:22:16 PM
To: DA Submission Mailbox
Subject: Online Submission

01/05/2023

MISS Sophie van den Hout
3 Peronne PDE
Allambie Heights NSW 2100
[REDACTED]

RE: DA2022/2210 - 2 Peronne Parade ALLAMBIE HEIGHTS NSW 2100

SUBMIT 01/05/23

Submission related to - Application Number: DA2022/2210
2 Peronne Parade, Allambie Heights NSW 2100

I own and live in 3 Peronne Parade, Allambie Heights 2100. This property is opposite the proposed development.

I am writing to express my concerns regarding the above development application, lodged with Warringah Council 6/1/2023 and comment on the subsequent amended plans 11/4/23
Amended master set and Plans Landscape amended 14/4/23

1. Privacy and natural light considerations. I am concerned that windows to the sides and front of the proposed building, the height of the property and the new front 1st floor balcony, will impact the right to privacy of neighbouring properties. Particularly the following properties that neighbour 2 Peronne Pde, Allambie Heights

- 1 Orara Rd, Allambie Heights
- 3 Orara Rd, Allambie Heights
- 1 Peronne Pde, Allambie Heights
- 3 Peronne Pde, Allambie Heights
- 2 Smith Ave, Allambie Heights
- 4 Smith Ave, Allambie Heights
- 6 Smith Ave, Allambie Heights

The Deck proposed to the South Side (front of the development), will look directly into 1 & 3 Peronne Pd, Allambie properties impacting them directly from a privacy perspective. The new proposed development will be directly opposite these properties and will allow 2 Peronne direct elevated views into both the front gardens, part of the back gardens and into the front windows of the living rooms, bedroom of these 2 properties.

The large new windows proposed, east facing on the 1st floor that will look directly over the neighboring 1 Smith St, Allambie potentially causing privacy issues.

Proposed windows on the Western elevation 1st floor, may have potential to cause privacy issues, looking into 1 Orara Rd, Allambie.

The proposed development will introduce the issue of casting a large shadow on neighbouring blocks either side. Impacting 2 Smith Avenue backyard and their existing studio - casting them into a shadow, with almost all direct sunlight lost throughout the day to the rear of this property. This would severely impact 2 Smith Avenue property value, outlook from the rear of that house into their garden, attractiveness of that block and general quality of living.

The property behind on Orara apparently had potential buyers turned off and saying the property had lost value, due to the proposed elevated development at 2 Peronne, that will look directly into their garden.

The proposed development although a lower position than 1 Orara Rd (also a 2-storey house), will be higher than that house at a maximum height of 8.5m (which appears abnormally high in comparison and considering the undersized block size). This design will effectively cast a large morning shadow on the neighbouring property. The current dwelling is 4 meters high, so the proposal will more than double the existing height, on a block that already looks cramped in.

2. I am of the understanding that Allambie Heights area is R2 Low density residential and DCP landscaped open space and bushland settings, which requires retention of 40% landscaping coverage. This proposal appears to fit more in-line with a high-density housing model, which is out of character with both the street and surrounding area and appears to eradicate most landscaping on the block, to make way for the development.

The Block of land where the development is proposed is only just over 306.7m². The original Sub-division was approved in 1995. By comparison 3 Peronne Pd, Allambie measures 596m², housing a small 1 level brick house. 2 Peronne parade block is already substantially below any standard block size in the vicinity - Peronne Parade, Smith St and Orara Rd, Allambie Heights and yet the proposed application is to extend the existing footprint on all sides, along with a substantial increase in height compared to the existing property and surrounding properties.

3. As the proposed development will extend to 900mm of the fence line either side. (East and West) this would require removal of almost all greenery on the block, including native trees, with a proposed extended decking to the rear and pool at the front. I don't believe these are included in open wildlife space 40% requirement. Has adequate provision been made for drainage and overflow, given the property is on a hill and there will be minimal lawn as such to absorb heavy rainfalls, which are frequent in the area?

I refer to the Landscape referral response dated 31/1/23 which eludes to the fact that the proposed development does not satisfy E1 and D1 controls and there is a requirement "to provide for landscaped open space...with dimensions...sufficient to....to mitigate the height, bulk and scale of the building". The proposal for the rear of the block and high side of the street (western side) is almost devoid of any landscaping and two trees are approved for removal on the western side. The lack of landscaping in the revised plan I believe is still out of character with the area and street.

The plan also contravenes the original Development proposal consent orders. Particularly part 7 "landscaping designed...to specification and shall be maintained in perpetuity to Council's satisfaction by the existing or future owners and occupiers of the property" "furthermore no tree or shrub of any kind whatsoever planted or retained pursuant to this consent shall be lopped, topped, pruned or removed without the prior written approval of the Council as a variation of this consent" and part 11 "the land is subject to a tree preservation order".

Allambie is an important wildlife corridor, and should be maintained as such, to compensate for higher density developments approved and taking place in neighbouring Brookvale.

I hope you will consider the points raised in this submission and those from neighbouring properties. I also hope, due to the unprecedented small development site, coupled with the proposed double story application that almost completely fills the block and removes substantial vegetation, that these responses will be sent to a senior planner for in depth consideration. Should you wish to discuss I can be contacted on mobile [REDACTED]

Kind regards

Sophie van den Hout