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**From:** Gillian Hedges  
**Sent:** 27/01/2023 4:15:47 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2022/2210 - 2 Peronne Parade ALLAMBIE HEIGHTS NSW 2100  
**Attachments:** image001.jpg; image003.png;

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

Dear Sir/Madam,

I am writing to you concerning a DA 2022/2210 for no 2 Peronne Pde Allambie Heights. I am a nearby neighbour. I am very concerned about the bulk and lack of green space in particular and how this will set a precedent for future developments. If the Council is serious about having the northern beaches an environmentally sustainable and liveable place you will reject this DA.

1. Overdevelopment on a small site

This is a small parcel of land (just over 300 sq m) from a sub-division in 1995. This existing property was built to the maximum development of building to land ratio at the time a number of years ago. This was already out of keeping with existing properties in this area. This proposal is too bulky for the small site, four bedroom, three bathroom, separate laundry, two living spaces, kitchen/dining, two first floor large balconies, garage, car port, plunge pool, external ground floor deck, garden beds, paved stepping stone gravel path ways not allowing for green space and trees.

If approved, it will set a precedent for bulky overdevelopments in our residential area and shows no concern for green space on the northern beaches.

2. Pitifully Little Green Space.

From the Northern Beaches Council website:

#### Environment

Protecting our precious **environment** is one of our main priorities and is an integral part of our ... our community at many levels to preserve and protect our **environment**. We are developing our new Green Vision and Strategy, have ... Strategy Council is working with the Natural **Environment** Strategic Reference Group to find ways to inspire change and ...

I call on our Council to protect the green spaces in our residential area.

Existing trees and pavers to be removed to be replaced, in a large part, with plunge pool, stepping pavers inset in gravel and crazy pavers with minimal green garden beds. The stepping pavers in gravel go from the front boundary to the front door and crazy pavers in front of pool gate and across property to west side, then more stepping pavers inset in gravel down west and east side. These may be landscape areas but are not green spaces. It appears to be less green than is already existing and minimal.

A carport with grass on top is a joke solution to preserving green space.

3. Off Street Parking

2 Peronne Pde is a busy through traffic street (along with Smith Street) and the current owners already park their car over the pedestrian access as they do not have enough room for their car and camper trailer. This development would be for a 4 bedrooms, so housing more people who will need more parking!

4. Overshadowing neighbouring properties and reduced privacy

The DA does fall within the 8.5 m height envelope although on a small 300 sq m block. All surrounding houses that are single or two levels are on much larger blocks of land of over 650 sqm and therefore have greater setbacks, especially rear, and green landscaping ensuring the amenity, privacy and environment. We need to be a community (led by Council) where there is reasonable respect for neighbours. Proposed large front windows look into lounge rooms of neighbours, their backyards, granny flats and take unreasonable sunlight from their property.

5. Existing rear modification, set back compliance

The rear modification on existing is to modify and add large east facing window W3. This is within the 6 m setback from rear fence line and although wall is existing the proposal of change now falls in new development. Then adding a balcony on first floor over this and new roof above balcony, all within the 6m setback requirement from boundary which I believe to be not compliant.

6. Provision for 4 Wheelie bins

The suggested 4 Wheelie bin placement on east side, is on path next to garden bed with stepping pavers on gravel, with only a 900mm side setback how will this give safe exit in the event of fire or another emergency, leaving only 1 gate on one side of the property as a possible safe exit.

7. Bedroom front window onto plunge pool area with inadequate front fence

How can this be safe?

Please reject this DA 2022/2210.

Regards

Kind regards,

Gillian Hedges B Bus

Client Administration Manager | [REDACTED]

ACD Financial Pty Ltd [REDACTED]

Gateway Building Level 1/1 Mona Vale Road Mona Vale NSW 2103 | Level 9 20 Martin Place Sydney NSW 2000 | PO Box 1387 Mona Vale NSW 1660

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