
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 19/12/2024 5:00:38 PM
To: DA Submission Mailbox
Subject: Online Submission

19/12/2024

MR Mitchell McKenzie
- 2a Barnes RD
Frenchs Forest NSW 2086

RE: DA2024/1499 - 4 A Barnes Road FRENCHS FOREST NSW 2086

Dear Assessment Office,

The proposed works for 4A Barnes Road, Frenchs Forest 2086 has raised concerns towards us and our property. Our following concerns are:

1) Invasion of privacy

The proposed plan to add a deck onto the original house dwelling will create a lookout, looking down and out onto our property. Currently there is some privacy with existing sunroom which hinds behind flyscreen. There is no privacy screening at the north facing end of the deck on the proposed plan. Our property is situated below.

2) Boundary setbacks

The proposed plans show that the front and side setback is too close to the boundary lines. The deck on the eastern side will stand above the extra high fence to overlook down on an area where my children regularly play. The deck encroaches the building setback code.

3) Increased water runoff

There are water runoff concerns due to additional hard surface area on the proposed plans. The property is situated above our property and there will be an increase in water runoff.

4) Elevation height

The proposed plans do not indicate the ground elevation height from the rock face to the existing floor, it sits above the 1.8m plus high fence that was put in without consultation. Therefore, we are unsure if this is to code and have concerns with heights and landslides from great heights.

If you wish to discuss these concerns further, please do not hesitate to contact us.

Sincerely,

Mitchell and Stephanie McKenzie