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**From:** neil buckland  
**Sent:** 23/02/2025 11:30:53 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2025/0043,ATTN Dean Pattalis  
**Attachments:** IMG\_6007.JPG; IMG\_6008.JPG; IMG\_6010.JPG; IMG\_6005.JPG;  
IMG\_6024.JPG;

Dear Mr Pattalis,

My name is Neil Buckland and I am the owner of 152 Allambie Road, Allambie Heights. I wish to object to DA2025/0043 for 150 Allambie Road. My reasons are explained below but first I wish to give you some background. My house was built in 1958 by my parents with the aid of a War Service loan available due to my father's service in WW2. At that time the suburb was mostly all still bushland. I was born a few years later and have lived there my entire life. I have always appreciated the outdoors, gardening ( I am a qualified horticulturist), backyard sports etc. Having a "quarter acre" block which is still the same size as when my parents bought the land, outdoor activity has always been essential for my physical and mental health. However this is all now being jeopardised for the following reasons.

#### 1. Privacy.

Contrary to the glowing statements in the environmental report submitted by the applicants, the proposal seriously interferes with my right to privacy in my own property. The top storey of the development with its large windows and balcony would have a full view overlooking around three quarters of my back garden. At present the applicants can see part of my place from their deck and kitchen windows but the view is blocked by some of my plants. However it would be impossible to block the view from a tall second storey without seriously shading my own garden and any trees would take decades to grow tall enough anyway. The development would also have a full view of my back terrace, back door, steps and possibly even into my kitchen from their side windows (see attached photos, neighbour's existing red roof on left, mine on right.). This is totally unacceptable. I want to be able to enjoy my own property as I have always done without feeling like a prisoner in a exercise yard with a watch tower looming over him. The height of the proposal means it will dominate the skyline and also block early morning summer sun from my home. The applicants value their own privacy very much, having erected large internal fences over 2 metres tall to block the view of their own tiny yard and pool from their tenants. But they seem to have no regard for the privacy of others. Should the rights of people who have lived here for around 9 years supersede the rights of someone who has lived here for 60 years??

#### 2. Drainage.

Before the applicants bought the property at 150 Allambie Road, it had a large garden the same size as mine, with extensive trees, most over 50 years old and lawns. However the current owners immediately set about destroying every tree on the block, later including one large eucalypt that pre-dated the development of the suburb and was cut down to allow a carport to be erected. I doubt that any Council permission was obtained for this vandalism. The applicants also built a secondary dwelling or "granny flat" with associated hard surfaces including a long paved pathway. Due to this loss of vegetation and added hard surfaces, since then I have noticed that stormwater now floods through the boundary fence into my yard during moderate to heavy rain. I notified Mr Rui Silva of this issue in December 2024 but he appeared not to care and has done nothing to remediate the problem. My back neighbour at 47 Inglebar Ave has also informed me that since the granny flat was built, her property also is flooded by stormwater, something which never happened to her place before the granny flat and paths etc at 150 Allambie Road were built. I am certain that further development of the

property will make this issue much worse and I note that Council's engineers are also concerned about stormwater and do not support the DA.

### 3. Construction issues.

The development is described merely as "alterations" when in fact it appears that most of the existing structure will be removed. This will involve months of noisy work, dust and general disruption. I work from home and I believe that this work will cause a serious nuisance. There is also no parking available for construction workers as the on-street parking is taken every day by the applicant's tenants, the neighbours on the other side of my home and visitors to the retirement village opposite.

### 4. Shading.

As previously stated, my home will be shaded on summer mornings but more importantly, the property at 148 Allambie Road will be seriously shaded on winter afternoons as can be seen in the plans. This does not affect me personally but I think it is very unfair to an elderly neighbour who has lived there since about 1970.

### 5. Out of character.

The development is completely out of character for the street, there being no similar style homes anywhere nearby. Nor do any existing homes have large stone fences at the front such as the one proposed.

To conclude, I believe that this DA should be rejected due to the clear and obvious harm it will cause to neighbours and also because the site is already overdeveloped.

Yours sincerely,  
Neil Buckland.



















