
Sent: 20/02/2024 8:46:19 PM
Subject: Submission DA2024/0067
Attachments: Submission 43 Alleyne.pdf;

Attention Megan Surtees

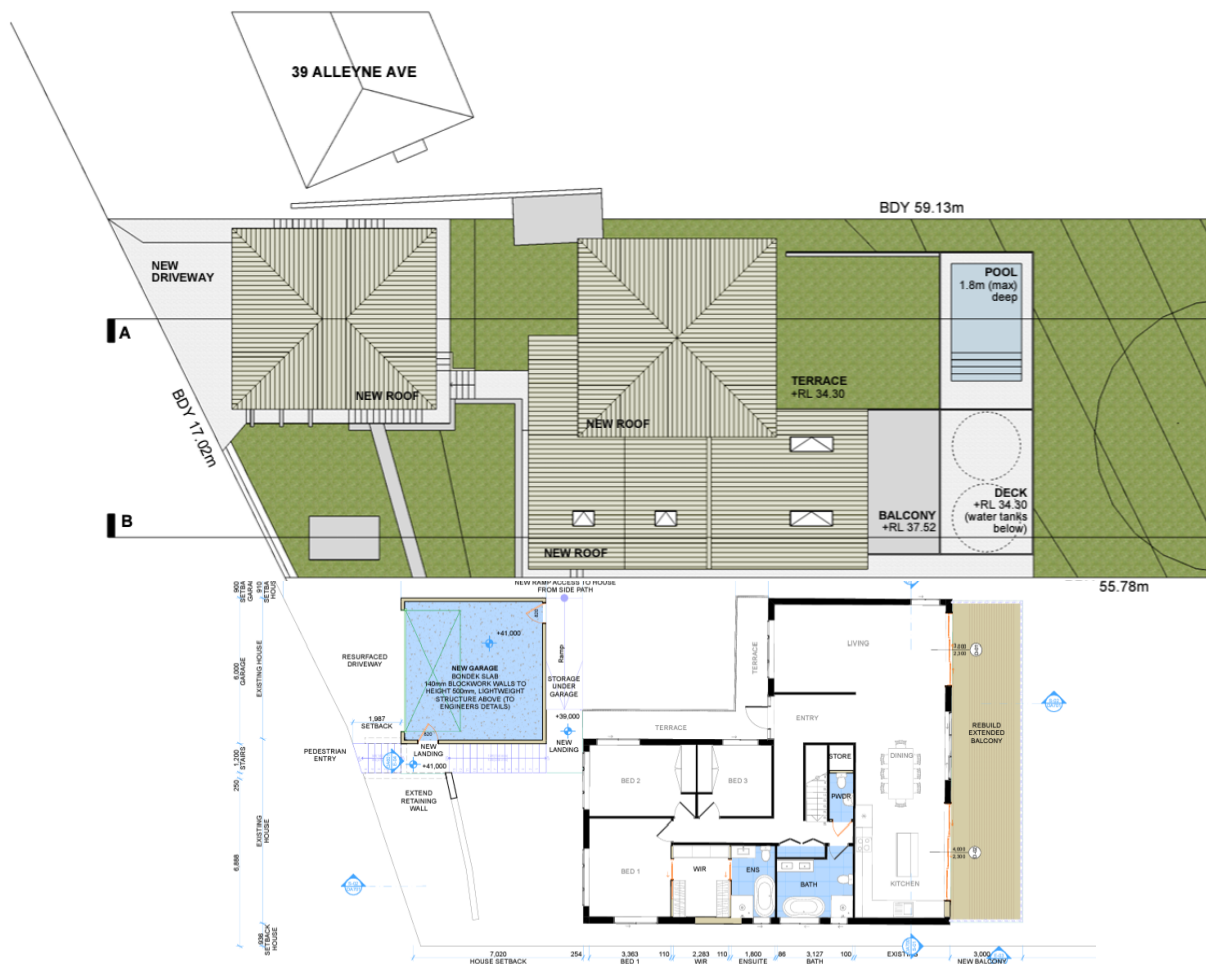
Submission for DA2024/0067
43 Alleyne Ave, North Narrabeen

Dear Meghan,

We write in relation to development application DA2024/0067, which proposes alterations and additions to the existing dwelling at 43 Alleyne Avenue, North Narrabeen. We own and reside at 41 Alleyne Avenue, the site immediately to the north of where the works are proposed.

We have reviewed the proposal and have no objection to the majority of the works proposed. However, we feel it necessary to raise concern in relation to the proposed extension/enlargement of the upper floor rear balcony, which is located approximately 900mm from our common boundary and in close proximity to our rear balconies and primary areas of open space.

Unfortunately, the relationship between the two properties is not clearly shown on the floor plans provided to support the application. As such, we provide the following image which combines the Site Plan for our property (DA2021/0397) and the Ground Floor Plan of the proposal to demonstrate the relationship between the adjacent dwellings, particularly the proximity of the rear balconies.



Whilst we appreciate that the proposed development will provide a more usable and functional area of open space for occupants of the dwelling, we feel that this will increase the use of the balcony, which will negatively impact upon the privacy of our home, to a greater degree than that which currently exists.

The extended/enlarged balcony results in intensified non-compliance with both the minimum side building line and building envelope controls of P21 DCP, which are intended *“to ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties”*. For this reason, we would like to request the incorporation of a privacy screen along the northern elevation of the extended/enlarged balcony, built in such a way as to restrict overlooking of our rear balconies and to maintain a reasonable level of privacy to our home. A 2000mm (FFL to top rail) high screen with vertical slats positioned at an angle to allow views NE from the new extended balcony but not sideways or behind to our adjoining private spaces, would be our request.

It should be noted that this screen will impinge upon existing ocean views gained from our property across the rear of 43 Alleyne Avenue, in a south-easterly direction. However, in our opinion, the potential protection and enhancement of our privacy will outweigh any potential impact upon views.

If you have any questions or if you would like to inspect our site to understand the relationship between the two properties, we welcome you to contact us.