
Sent: 4/02/2020 5:23:27 PM
Subject: Online Submission

04/02/2020

MS sue injac
5 Summit AVE
Dee Why NSW 2099
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RE: DA2020/0001 - 14 Headland Road NORTH CURL CURL NSW 2099

Thank you for your notice of proposed development regarding 14 Headland rd, North Curl Curl. The said property shares a back fence/boundary with our property at 5 Summit ave, Dee Why.

We have viewed the plans and would like to express our two main concerns:

1. The owner has advised me that they intend to raise the ground/land level, particularly on the eastern side of their back yard but was not sure of the exact details or whether the old or the new ground level would be used to build the new fence from. We do not know how much the ground level will be raised by and if it is likely to have an impact on us, ie if it is likely to affect our privacy or potentially cause problems with the flow of storm water
2. Our other concern is the proposed back fence itself, mainly the fact that the owner wishes to use two different types of fencing materials. I understand that they wish to knock down the existing 1.8m timber fence and replace it with a 1.8m tall part rendered wall, part metal fence. I have expressed to the owner that I would not be happy with the use of two different materials as the end result would be very unsightly on our side and would mean that we would end up with 4 different types of fencing in our back yard. I have also indicated to them that I would not be opposed to them building a rendered wall along the whole length of the boundary. Alternatively, I have suggested that I would be agreeable for them to build the new proposed fence on their side and to leave the current timber fence in place on our side, as long as the new fence did not exceed the height of the current one and wasn't overly visible behind the current one when looking across from our yard..

With this in mind I would kindly request some clarification on the legal guidelines used when establishing the correct land height from which new fences can be built and overall fence height restrictions please. In our case, should the owner be allowed to use the newly raised ground level from which to build the new fence, this would mean a fence significantly higher than 1.8m on our side.

Thank you for your attention to this matter and hoping for a mutually agreeable solution

Best Regards,
Sue Injac