
Sent: 20/03/2021 5:23:52 PM
Subject: No: DA2021/0137 - Lot 25 DP 11547 45 Carefree Road North Narrabeen
Attachments: 45 Carefree Road NN Council.docx;

Dear Sir/Madam,

Please see attached correspondence in respect of Development Application DA2021/0137

Kind regards

Lee and Ralph Harpur

Mr R. & Mrs. L. Harpur
72 Wakehurst Parkway
NORTH NARRABEEN NSW 2101

3rd November 2019

Northern Beaches Council,
PO Box 82
MANLY NSW 2095

By email: council@northernbeaches.nsw.gov.au

Dear Sir/Madam,

Application	No:DA2021/0137
Address:	Lot 25 DP 11547 45 Carefree Road North Narrabeen
Description:	Alterations & Additions to a dwelling house

We refer to DA2021/0137 and wish to make the following submissions:-

1. **Privacy**

It would appear that the proposed balconies to the rear of the development may not comply with set back from the rear boundary which adjoins our property. The balconies at the rear of the development, in particular the second storey balcony which comes off a bedroom, will impinge on our privacy as the residents of No: 45 will be able to look directly into our main bedroom, balcony, upstairs lounge room and second bedroom unimpeded. The use and enjoyment of our backyard will be compromised as we note the proximity to the rear fence line, together with the result of the sloping block, will have a negative impact on our privacy (both visual and noise) as the fence height cannot create a satisfactory screen.

2. **Balcony**

The balconies at the rear of the building are excessive. The line/angle of the balconies is excessive and unnecessary. Having the balconies in a straight up and down line would address privacy issues.

3. **Drainage**

We are concerned regarding drainage. As we are at the bottom of the hill drainage is an issue for our property. All water from No. 45 Carefree Road, North Narrabeen if not managed correctly seeps/flows to our property.

4. **Palm Tree**

We note that the Palm Tree appears to remain in the lodged Plans and wish Council to note our concurrence that the tree be retained in the final plans.

5. **General**

We agree, in general, to the development of this property. However, we believe that the development application in its current form is an over development for the site. There appears to be various non-compliance issues with regard to height of the building, floor space ratio and site area together with set backs.

We also consider the development application not to be in keeping with the surrounding environment.

Yours faithfully,
Lee and Ralph Harpur
0414 294 499