

34 New St West,

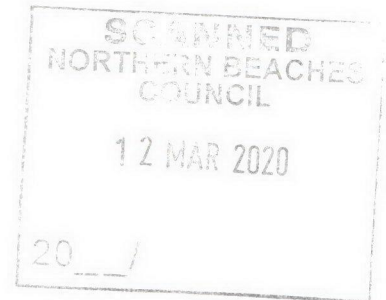
Balgowlah NSW 2093

8th March, 2020

Northern Beaches Council.

125 Pittwater Rd.

Dee Why NSW 2099



Dear Mr Prosser,

Re: DA 2020/0062

Lot 2 Sec E DA 2044 Kareena St

1. Location.

This property slopes from the front to the rear and is about 3 metres higher than my property.

2. Drainage

My property has suffered drainage issues from this property since previous building work when a pool and other work was undertaken in about 2003. This resulted in drainage into my property that has caused a significant swamp area. Previously healthy mature trees and scrubs have died. I have had drainage installed but still have problems.

I request all ground water and storm water be retained on site and drained effectively into Kareena St.

3. Size and Bulk of building.

This proposed building will have a really

adverse impact on my property.
especially as it is on a high elevation.
to me.

In sections this building is effectively
3 stories high which is too high
the increased shadowing on my property
will have an adverse effect.

4 Privacy and noise

The increased terrace, stairs and
windows overlooking my property will
badly affect my ability to have privacy
on my property.

I request that all terraces and stairs
be set back in line with the building
and privacy and noise barriers be
installed.

5 Position of Back fence to my property

I have had my 2 side fences surveyed
when they needed rebuilding and one of
the surveyors told me that the back
fence should be further back from my
property. They told me it should be
surveyed from my property and from
No 1 Kareema St. I firmly believe that
boundaries for land should be in the
correct position.

I request that my back fence be surveyed and that any building on the other side of the fence be the correct distance from said fence.

conclusion

I request that this proposed design be modified in view of the adverse aspects I have pointed out. The redesign needs to be resubmitted to Council and neighbours for approval.

I would appreciate the opportunity to discuss my concerns with you

yours faithfully

BB Bignold