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To: DA Submission Mailbox
Subject: Online Submission

08/04/2024

MR Brendan Hammond
36 Alleyne AVE
North Narrabeen NSW 2101
[REDACTED]

RE: DA2024/0186 - 34 Alleyne Avenue NORTH NARRABEEN NSW 2101

Hello,

Firstly, for accuracy's sake I would just like to correct the survey submitted that identifies my property at Number 36 as a two-storey residence, however it is only a single storey residence.

The following are a few points I would to raise in relation to the DA proposed for Number 34 Alleyne Ave Nth Narrabeen.

1. Window Sill Height: specifically Window 27 and W25

Given the elevated level and forward position of the proposed build at 34 in relation to my property that is set back and sits lower than the second storey of the proposed build at 34, I believe Window 27 (East Elevation-B) will be looking down into our front bedroom window creating a significant privacy concern, as well as over our front yard area. I request that the sill height of this window be increased from its current distance from floor level eg so the sill height is no lower than 1.7m from floor so it is above eye level.

Similarly, although Window 25 is obscured glass, being a sliding window means it can be opened and looked out and will directly face another bedroom window and bathroom window on that side of our house. I would ask that the sill height of this window also be 1.7m off the floor level and/or perhaps changed to an obscured glass awning window.

2. Proposed Retaining Wall

I would like to make sure no part of the proposed new retaining wall will be built on or against the boundary line of 34 and 36, so that it falls to me as the owner of the higher property to assume maintenance responsibility for any part of the retaining wall at any time into the future. eg. If there is to be any cutting in and removal of earth along the side between the two properties, creating earth to be retained, that it be done in such a way that does not impose ongoing responsibility on the owner of Number 36 to ensure maintenance of that retaining wall as the upper property.

Further to this, if there is cutting of the earth along the side of the house to then build the retaining wall, if it causes any damage or instability of the fences/our garage currently in place, that it is 100% financial responsibility of the owners of Number 34 to rectify any such damage or instability.

3. Fences

Current boundary fences including brick fence and paling fence to remain, including small brick boundary fence with palings on top of it. These fences are in good condition and do not require replacement.

4. Rainwater tank / A/C Unit

I would request that given the proximity of the proposed water tank and A/C unit to the boundary and our residence that soundproofing is used for these units (in relation to rainwater tank I mean for if a pump is being installed).

Kind regards