
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 26/01/2023 11:38:58 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

26/01/2023

MISS Sophie van den Hout
3 Peronne PDE
Allambie Heights NSW 2100
[REDACTED]

RE: DA2022/2210 - 2 Peronne Parade ALLAMBIE HEIGHTS NSW 2100

Submission related to - Application Number: DA2022/2210
2 Peronne Parade, Allambie Heights NSW 2100

I own and live in 3 Peronne Parade, Allambie Heights 2100. This property is opposite the proposed development.

I am writing to express my concerns regarding the above development application, lodged with Warringah Council 6/1/2023

1. I am concerned that windows to the sides and front of the proposed building, the height of the property and the new front 1st floor balcony, will impact the right to privacy of neighbouring properties. Particularly the following properties that neighbour 2 Peronne Pde, Allambie Heights

- 1 Orara Rd, Allambie Heights
- 1 Peronne Pde, Allambie Heights
- 3 Peronne Pde, Allambie Heights
- 2 Smith Ave, Allambie Heights

The Balcony proposed to the South Side (front of the development), will look directly into 1 & 3 Peronne Pd, Allambie properties impacting them directly from a privacy perspective. The new proposed development will be directly opposite these properties and will allow 2 Peronne direct elevated views into both the front gardens, part of the back gardens and into the front windows of these 2 properties.

The large new windows proposed, east facing on the 1st floor that will look directly over the neighboring 1 Smith St, Allambie potentially causing privacy issues.

Proposed windows on the Western elevation 1st floor, may have potential to cause privacy issues, looking into 1 Orara Rd, Allambie.

2. I am of the understanding that Allambie Heights area is Zoned Medium density housing. Yet the proposal appears to fit more in-line with a high-density housing model, which is out of character with both the street and surrounding area.

The Block of land where the development is proposed is only just over 306.7m². The original Sub-division was approved in 1995. By comparison 3 Peronne Pd, Allambie measures 596m², housing a small 1 level brick house. 2 Peronne pde block is already substantially below any standard block size in the vicinity - Peronne Parade, Smith St and Orara Rd, Allambie Heights

and yet the proposed application is to extend the existing footprint on all sides, along with a substantial increase in height compared to the existing property and surrounding properties.

3. As the proposed development will extend to 900mm of the fence line either side. (East and West) this would require removal of almost all greenery on the block, including native trees, with a proposed paved area to the front of the house and gravel to either side. This is out of character with the area and street.

4. The proposed development will introduce the issue of casting a large shadow on neighboring blocks either side. Impacting 2 Smith Avenue backyard and their existing studio - casting them into a shadow, with almost all direct sunlight lost throughout the day to the rear of this property. This would severely impact 2 Smith Avenue property value, outlook from the rear of that house into their garden, attractiveness of that block and general quality of living.

5. The proposed development although a lower position than 1 Orara Rd (also a 2-storey house), will be higher than that house at a maximum height of 8.5m (which appears abnormally high in comparison and considering the undersized block size). This design will effectively cast a large morning shadow on the neighboring property. The current dwelling is 4 meters high, so the proposal will more than double the existing height, on a block that already looks crammed in.

I hope you will consider the points raised in this submission. Should you wish to discuss I can be contacted on mobile [REDACTED]

Kind regards
Sophie van den Hout