
Sent: 27/07/2021 12:58:55 PM
Subject: Attn: Ashley Warnest re DA2021/1043
Attachments: 43warraba2.pdf;

Dear Ashley

Please accept this email as our submission regarding the above proposed development. As a neighbouring property which backs on to No.43 Warraba road, we have recieved and reviewed the documentation outlining the proposed development and have the following concerns.

1. The addition of a third floor will significantly increase the height and bulk of the building, as viewed from our property on Garden Street, due to the slope in the land. 43 Warraba Road, will be higher than both properties on either side, and as indicated on the drawing it will also exceed the buidling envelope.
2. The increased height and additional balconies to the rear of the second and third floors, will have a significant negative impact on the privacy in our back garden, ground floor bedrooms, home office, upper floor bathroom and bedroom.
3. They also propose to extend the building 5 metres aprox. (Dependant on balcony depth not shown). Closer to the rear boundary line, and as the proposed balconies are not enclosed, we anticipate an increase in noise, as there is no buffer from the current enviroment. As the proposed height exceeds all current neighbouring properties as viewed from Garden Street.
4. Please refer to sketch below and attached drawing, indicating sightlines of privacy concerns.

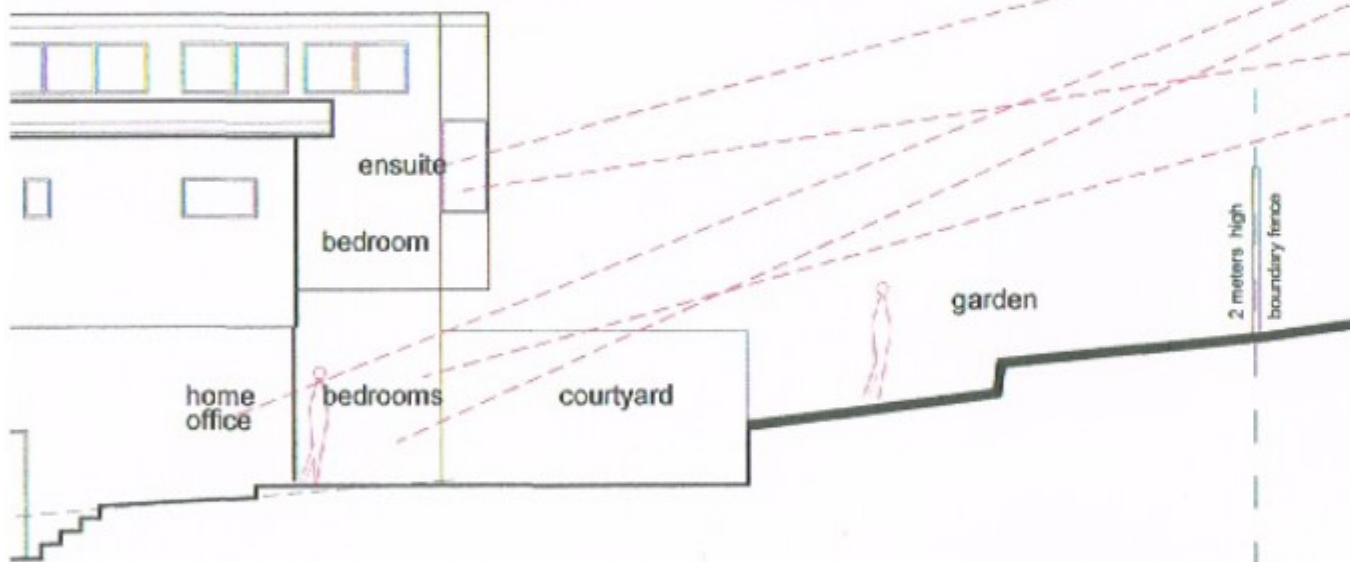
Upon reading the document 'statement of enironmental effects' it appears no consideration has been given to the adverse impact to the neighbouring property at the rear of 43 Warraba Road.

kind regards

Deborah and Fergus Bermingham
104 Garden Street
North Narrabeen

PS, please can you confirm reciept of this submission

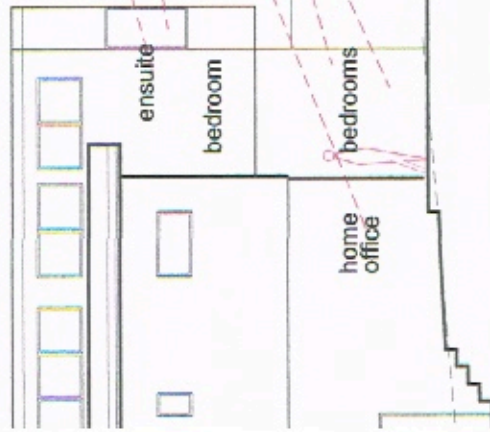
104 garden street



Sight lines on 104 garden street from proposed extension of 43 m

104 garden street

43 warraba road



2 meters high
boundary fence

garden

garden

proposed extension

existing building

2nd fl balcony

1st fl balcony

courtyard



Sight lines on 104 garden street from proposed extension of 43 warraba road

Drawing Title:
side elevation