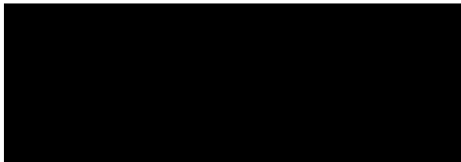

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 15/12/2021 5:52:30 PM
To: DA Submission Mailbox
Subject: Online Submission

15/12/2021



RE: DA2021/2269 - 5 Lae Place ALLAMBIE HEIGHTS NSW 2100

We wish to object to the current development application DA2012/2269 for additions and alterations to the house at 5 Lae Place, Allambie Heights, due to the impact these alterations will have on our privacy and amenity.

Our property at 7 Lae Place is adjacent to the current property, and is built facing in a south-easterly direction so looks towards the northern side of property in question. The proposed outdoor living area at number 5, which is to be built on this aspect over the existing garage, will have a direct line of sight to our three upstairs bedrooms and also the downstairs lounge room/main living area, which are all situated at the front of our house. As the new deck is to be built right up to the existing boundary, with no setback as required by council regulations, our concern is that our privacy will be significantly impacted, especially during times when this area is used for entertaining. We are also greatly concerned about the potential for the neighbours to be able to look directly into our upstairs bedrooms during the daytime whilst they out on the deck.

Although planter boxes have been incorporated into the design, our previous experience has shown that planter boxes and/or plants can be easily removed post building completion, which would leave no screening between us and the new deck. Even with the planter boxes intact, we are concerned about noise, especially during summer evenings when people often entertain guests outdoors. On these warm evenings, windows are usually opened wide to make the most of the cool evening breeze, which would result in further noise impacts. Additionally, as the deck is in an elevated position, sounds are more likely carry quite a distance from this deck into our home, and other surrounding homes. Our secondary upstairs living area is located close to our south eastern boundary, only a short distance from the proposed development, and has a large window which looks directly out onto the existing garage of number 5. Any development in this location will directly impact our mutual privacy as there is no significant screening between our house and this part of their property.

It should be noted that a large proportion of the land at number 5 has already been developed and in several instances extends beyond the building line, and in the case of the front garden/retaining wall, even protrudes onto council land. We feel that the current development application now before council is excessive, especially given the natural geographical restrictions of the land, and will result in a loss of our privacy and amenity, and should therefore be refused in its current form. If the application is allowed to proceed, then we ask that at the very minimum a solid, preferably masonry, 180cm/6 foot wall be installed on the northern side of the deck to mitigate the noise impacts and maintain our privacy. It should be further noted that the property in question already has three (3) existing outdoor living areas: a large tiled one at the front of the property; a second smaller timber deck on the north side of the house, and yet another at the rear. Two of these areas are built right up to the property boundary

beyond the building setbacks.

We request that the above concerns are addressed when considering this DA, which have the potential to significantly negatively impact our privacy and amenity. We greatly value our privacy and it is one of the reasons we have chosen to live where we do.

Sincerely

[REDACTED]