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**From:** Rock Davis-Bogan  
**Sent:** 27/01/2023 12:56:52 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** RE: DA2022/2210 - 2 Peronne Parade ALLAMBIE HEIGHTS NSW 2100

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

Dear Sir/Madam,

I am writing to you concerning a DA 2022/2210 for no 2 Peronne Pde Allambie Heights. I am a neighbour in the street. We only became aware of this DA this morning. We have had little time to look at this proposal. The actual sign on no 2 Peronne Pde is not fully visible and some is over the fence. NO dates as to when notice was placed on this fence. It is suggested that this is an alteration and pool DA. Yes, that is true but it is much more as changing from single level dwelling to two level and double height and a complete redevelopment of building.

1. Overdevelopment for land size not in keeping with existing neighbour properties.

This is a small parcel of land (just over 300 sq m) from a sub-division in 1995. This existing property was built to the maximum development of building to land ratio at the time. This was already out of keeping with existing properties in this area. Although the new architect rendition looks attractive on paper, I feel the proposal is an overdevelopment for a four bedroom, three bathroom, separate laundry, two living spaces, kitchen/dining, two first floor large balconies, garage, car port, plunge pool, external ground floor deck, garden beds, paved stepping stone gravel path ways from front to rear as insufficient a land size of just over 300 sq m.

This I feel is not in keeping with surrounding properties or the area in general. The Brookvale precinct is more in keeping for this type of development, not Allambie Heights residential. I am not against developments nor improvements but these must be in keeping with the desired direction and existing properties in the area.

2. Existing landscape to be modified to create new landscape ratio but less real green space.

In reality existing trees and pavers to be removed to be replaced, in a large part, with plunge pool, stepping pavers inset in gravel and crazy pavers with minimal green garden beds. The stepping pavers in gravel go from the front boundary to the front door and crazy pavers in front of pool gate and across property to west side, then more stepping pavers inset in gravel down west and east side. These may be landscape areas but are not green spaces. It appears to be less green than is already existing and minimal. A carport with grass on top does not give greenery to streetscape at street level, nor to the eye from looking adjacent neighbours properties.

3. Insufficient parking off street

There is no parking on the street out front of 2 Peronne Pde as double lines in the street. This development would be for a 4 bedrooms and therefore believe it requires a minimum of 2.6 car spaces in residential area as development application. This is not compliant on this DA. There is already a car parking, traffic problem, which council is aware of in Peronne Pde and Smith

Street. This will add to the already existing problems.

#### 4. Overshadowing neighbouring properties and reduced privacy

The DA does fall within the 8.5 m height envelope although on a small 300 sq m block. All surrounding houses that are single or two levels are on much larger blocks of land of over 650 sq m. Therefore, greater set backs, especially rear, and green landscaping ensuring the amenity, privacy and environment. When we are being encouraged to be environmental and sustain green spaces, this does not seem appropriate for this area. The DA is double the height of existing and large front windows looking into lounge rooms of neighbours. The East side rear large first floor windows will look directly into neighbours granny flat (not shed as on plan), backyard and living room removing privacy and light especially afternoon. Should these windows be frosted to save privacy of main living area of neighbour.

#### 5. existing rear modification, set back compliance

The rear modification on existing is to modify and add large east facing window W3. This is within the 6 m setback from rear fence line and although wall is existing the proposal of change now falls in new development. Then adding a balcony on first floor over this and new roof above balcony, all within the 6m setback requirement from boundary which I believe to be not compliant.

#### 6. Provision for 4 Wheelie bins

The suggested 4 Wheelie bin placement on east side, is on path next to garden bed with stepping pavers on gravel. The boundary fence to garage is 1531 mm with 900 mm boundary to fence included in this area. This does not allow 4 wheelie bins and access by this path. By 4 wheelie bins sitting here this blocks rear access to rear of property on east side which is not safe in case of fire nor practical and surely not compliant. The West side has a pool gate which would make it inaccessible to a child in a family home of 4 bedrooms. The 4 wheelie bins will more than likely be placed in carport. The only place practical, easily accessible, able to get around and be moved. I do not think wheelie bins will be able to be moved over stepping pavers and gravel by most people. This reduces car parking on property further as it is all tightly spaced. As original plan had garage for off street parking which has been closed off and used as a room, the bins more than likely will end up in the carport if no alternate place.

#### 7. Bedroom front window onto plunge pool area.

Is this to be a fixed window W5, so no child can climb out into pool area for pool safety compliance. Unable to see on plan.

Please take these concerns in regards to this DA 2022/2210

Regards

Rock Davis~Bogan

