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**Sent:** 20/09/2019 1:00:43 PM  
**Subject:** Comment on Development Application DA2019/0929 - 1 Allambie Road  
**Attachments:** 1 Allambie Road.docx;

Hello,

Please find a letter attached outlining our concerns with Development Application DA2019/0929, for the property at 1 Allambie Road, Allambie Heights.

We live at the property next door, 54A Kentwell Road. This development proposal contains a request for exemption to the "built upon area" requirements under WDCP2011 and, combined with significant proposed setback changes, this would have a detrimental impact on the only outdoor area of our property that we can use for recreation and entertainment.

Thank you for taking our objections into account.

regards  
Jacob and Leanne van Herten

20<sup>th</sup> September 2019  
54A Kentwell Road  
Allambie Heights NSW

Northern Beaches Council  
PO Box 82  
Manly NSW 1655

*Comment on Development Application DA2019/0929*  
*Application Property Address: 1 Allambie Road, Allambie Heights*

Dear Sir / Madam,

This is a letter of objection, and a request that the application regarding this proposed development be denied for the following reasons:

1. Under the proposed development, the built upon area will cover 374.67 sq m, which is significantly greater than the allowable 306.78 sq m for this site. The proposed landscaped area will be 27%, which is significantly less than the required 40% under WDCP2011. When combined with the following points, this is a concern for us.
2. Due to the small size and sloping aspect of our property (the adjoining property on the western side of 1 Allambie Road), we have only one flat, usable outdoor area. Under this proposal, the setback nearest to this part of our property would be reduced from the current 6m to 0.91m. The shadow diagram shows that this reduced setback would increase the size of the morning shadow from a very small portion of this area to almost 100% coverage.
3. The proposal also shows a large window positioned just 91cm from, and well above, the fence level and facing west towards our property. This would provide a direct view over our outdoor area, removing all privacy. We note that the proposed northern windows will have raised window sills, but this has not been considered on the western side.
4. As mentioned in the Environmental Effects statement, Allambie Heights is a garden suburb characterized by “the garden setting of its houses, and the flow of garden space around and between its houses.” With the large built upon area and setbacks of less than 1 metre on three of the four sides of the property, and the resulting impact on our only usable outdoor space, we believe this proposal is not in keeping with this characterisation.

Thank you for taking our objections into account. We would support a modified proposal that does not impact so significantly on the only outdoor area we have for recreation and entertainment.

Yours sincerely,

Jacob and Leanne van Herten