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Sent: 2/06/2025 4:48:48 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

02/06/2025

MR Oliver Keaveney
7 Eric Green DR
Mona Vale NSW 2103
[REDACTED]

RE: DA2025/0394 - 2 Orara Road ALLAMBIE HEIGHTS NSW 2100

Hi Ryan,

Thank you for taking my call today regarding the DA for 2 Orara Road, Allambie Heights. I am making this submission on behalf of my son Robert Keaveney who is the owner of unit 16 at 48-52 Kentwell Road, Allambie Heights. Robert was unaware of this DA until today, hence the delay with this submission. While the development is compliant with the Height of Buildings the development is not compliant with the side building envelope. While we understand a top addition to an existing dwelling will always have some impact on adjoining properties, non compliance with the Side Boundary Envelope on the southern side will have a detrimental effect on Roberts amenity in regard to bulk and scale, overshadowing and loss of light. The RL on the balcony floor of Roberts unit (Which is the only open space available to the unit,) is 48.42 while the proposed ridge line of the proposed roof directly across from the balcony is 54.67, a height distance of 6.25m. While there will some impact because of this we have no issue with the building height as such, but adherence to the Side Boundary Envelope in this case will reduce the bulk, scale and impact of the development as viewed from the balcony and allow more natural light and sunlight to this open entertaining area. We trust council will have regard to the above when assessing this development.