
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 19/01/2023 8:04:53 AM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

19/01/2023

MR Nickolas Bacales
4 Coreen Avenue - 4 Coreen AVE
Terrey Hills NSW 2084
[REDACTED]

RE: DA2022/2104 - 1 Coreen Avenue TERREY HILLS NSW 2084

Dear Jordan Howard,

We are writing to you regarding the proposed development at 1 Coreen Avenue, Terrey Hills 2084 (Lot 1 DP 532201, DA 2022/2104).

We have reviewed the plans and documents provided and are concerned that the proposed development will result in a substantial impact on the privacy of our home at 4 Coreen Avenue, Terrey Hills (Lot 78 DP 239216) which is located directly across the road and has a floor level on a similar level to the road.

Specifically, our concerns include;

- * The proposed deck above the garage and outside the rumpus room with adjoining stairs is 3.3m above the road level and will overlook the private garden with BBQ and attached outdoor living areas of our home.
- * The proposed deck off the main bedroom will be 4.3m above the road level and will overlook the private garden and attached outdoor living areas of 4 Coreen Ave.
- * The bay-window in the main bedroom is also 4.3m above the road level and will also look directly into 4 Coreen Avenue as described above.
- * On the east elevation plan the bay window in the main bedroom appears to be 5.5m from the front boundary, not the minimum 6.5m setback as stated in the environmental plan. This is not shown on the shadow diagram and site plan. This development will be closer to the street and higher than any of the neighboring properties.
- * On the shadow diagrams and site plan there is a "Storage Area" in the front north east of the property. Does this mean infrastructure? What will be stored here?

We ask that you consider ensuring that the overlooking windows and balustrades, if glass, are frosted or opaque and that privacy screens are installed to prevent overlooking the living area of 4 Coreen Avenue. Thankyou.

Yours sincerely,
Nick & Sam Bacales