

11 February 2024

Dear Ms Ramage,

I wish to object to DA2024/0011 for Alterations and Additions at 138 Lagoon Street, Narrabeen.

My concern is in regard to the proposed deck/balcony off the living room at first floor of the western side of the dwelling. The floor plans show that this is the only outdoor entertaining area and the size of the deck and that its location off the living area indicates that it will be used as the main entertaining space, and is therefore envisaged to be used all the time, which pose as a major acoustic and privacy issue for my residence.

Given the elevated nature of this deck and the changes in ground level, we feel that it will have a detrimental impact on our privacy. The occupants will be able to look directly into my kitchen window and dining room along the eastern side of my property and at an angle into our bathroom window. The plans indicate a vertical garden from the floor level to the underside of the roof, which looks to only be 1/3 of the length of the western side of the balcony, we feel that this will do very little to protect our privacy and raise concern as to how often this garden will be maintained and therefore it's doesn't look to be a permanent screen.

The use of this deck will result in additional noise and disturbance which would interrupt our quality of life. Are they proposing to add in screening to block out any noise, or is it just the louvers and the so called "privacy green wall" that they hope will mitigate noise and privacy impacts??

What type of plants are they proposing on using? How will this garden be maintained? I would prefer a solid screen which would then protect the privacy in my kitchen and living area.

The applicant stated that the louvers are to provide additional privacy, however these are only seen to be on the southern (facing the street) and part of the northern side of the property and therefore provide privacy for the occupant only and they have not considered any privacy for my property.

I do have a concern that if these louvers are permanently closed that this will add to excessive bulk and scale when viewed from Malcolm Street.

The proposed balcony will also look directly into my backyard, which is another invasion of my privacy. The backyard is where we entertain with family and relax on a sunny day and wouldn't appreciate the feeling of people watching us or looking into my backyard.

As the property is on a corner lot, the western and northern sides are considered to be assessed under the side setback controls of the WDCP 2011. The development proposes a carport along the western boundary which I believe conflicts with the the following requirement, under control B5 – Side Boundary Setbacks:

- 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.**

Given they have a double garage there is no need for this additional car space. It appears that the additional carport is only being constructed to accommodate this elevated deck.

Please see images below with regards to the privacy issues I have outlined.

1. From my kitchen window looking at the subject site:



2. From the western side of the subject site showing their view into my kitchen:



3. Image looking south from my backyard towards the subject site:



I welcome you to visit the property to view the issues I have raised.

Many thanks,

John Davidson

Owner - 15 Malcolm Street, Narrabeen

