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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 24/05/2023 7:39:43 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

24/05/2023

MR Chris Jamieson  
- 145 Ocean ST  
Narrabeen NSW 2101

**RE: DA2023/0492 - 4 Loftus Street NARRABEEN NSW 2101**

To Brittany Harrison,

RE: Development Application (DA2023/0492) for 4 Loftus Street, Narrabeen

I am writing to express my concern regarding the development application submitted for 4 Loftus Street, Narrabeen. While we are entirely supportive of our neighbours wanting to renovate and make the most of their home, I believe that the current proposal raises a number of concerns, including privacy, and warrants further consideration.

As a concerned resident and directly affected party residing in close proximity to the proposed development, I have carefully reviewed the plans and considered the potential implications. My objections primarily center around the privacy, visual impact, overlooking, shadowing, setbacks, bulk and scale and non-compliant roof colour that may impact the surrounding residences.

The proposed development's design and layout, particularly its proximity to existing residences, raises serious concerns about privacy invasion. The project's height and lack of appropriate screening measures could significantly compromise the privacy of neighboring properties. It is our understanding that the construction of an additional storey would exceed the permitted two-storey limit.

A three-storey house in this street is not in keeping with the surrounding residences on Loftus Street which are all two-storey (with the exception of 145 Ocean Street which is a single-storey dwelling). We believe that the proposed development should be reconsidered based on height restrictions and ensure it is in keeping with Council regulations and in line with the height restrictions adhered to by other residences in the street.

We also acknowledge concerns raised in other submissions regarding the glare from external finishings and, in particular, the proposed 'surf mist' roof colour. Other residences in the street have darker, in some circumstances black, roofing. This is primarily out of courtesy to our neighbours to minimise the impact of glare. We request that Council reviews the proposed finishings to ensure they are compliant with regulations and give reasonable consideration to the impact on neighbouring properties.

In light of the aforementioned concerns, I kindly request that the development application undergoes further scrutiny and revision to address the issues raised. I urge the Council to

consider the impact on privacy and other issues raised and to work with the developer to modify the plans accordingly before allowing the project to proceed.

Thank you for your attention to this matter. Please feel free to contact me if you require any additional information or would like to discuss this matter further.

Regards,

Chris & Jess.