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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 24/05/2023 7:13:45 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

24/05/2023

MRS Silvia Windsor  
- 141 Ocean ST  
Narrabeen NSW 2101

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

In principle we do not object to any owner wanting to renovate their property subject to those development plans falling within the council requirements as set out in the DCP and LEP which we must all adhere to equally.

Our objections and concerns relate only to matters which may affect/impact the reasonable amenity of our property and which either may reduce its value or reduce the living experience we currently have.

On that basis we make the following objections which we believe do not fully comply with those Building requirements:

1. The rear balcony appears to be extended past the existing building envelope. We understand extending the current building envelope is non compliant. This extension may further obstruct our view and pose a reduction in privacy of our rear living area and should not be permitted in its proposed dimensions
2. The proposed setbacks do not appear to be fully compliant.
3. New Windows on Western elevation wall including kitchen - we have privacy concerns as these windows look directly into our back Veranda and living room. Whilst there is some vegetation currently creating a screen to some extent, is vegetation will shortly be trimmed back. This will open up the view to our rear living area. Also the proposed new viewing loft balcony wraps around the front right hand side of the proposed new third floor and will have direct sight onto our backyard, back deck and living room area.
4. Shadowing - we have Concerns that there may be new additional shadowing occurring on our property during various hours of the morning. The shadow diagram specifies only 9 am. The shadowing affects may very well occur at different times than 9 am especially during the summer months in the morning. In relation to the construction of the new corrugated roof section over the rear terrace area, it is difficult to assess from the shadow diagram whether the new roof will in fact create further shadowing of our backyard. There is already substantial shadowing from the applicants property on our back yard. We wish to ensure that the new renovation proposed does not add any further additional shadowing. We have very recently completed a major landscape project on our property where new grass and new plants were planted in both the front and back gardens at significant expense. These plants were chosen on the basis of part sunlight which we currently have. We want to make sure any alterations made to the applicants property do not put our new garden at risk of sunlight reduction and possible demise as a result.
5. It appears that the chosen roof colour is a white colour called surf mist. We understand this

colour to be prohibited by Northern Beaches Council development regulations due to the overly reflective nature of that colour.

6. We understand that the DCP of the Northern Beaches Council does not permit 3 story, above ground level, residential properties with habitable living spaces in our immediate area.

7. Overall this property appears to be extremely large in comparison to nearby residences in terms of its bulk and scale. Is this Bulk and scale in keeping with surrounding properties and compliant with development regulations?