
Sent: 22/06/2023 11:18:49 AM
Subject: Attention Max Duncan, Submission RE DA 2023/0646

Dear Mr Duncan,
Regarding: DA 2023/0646. Lot 1 DP 22672 121 Narrabeen Park Parade, Mona Vale

Thank you for the notification of submission of a DA pertaining to 121 Narrabeen Park Parade, Mona Vale. I have a number of concerns regarding the plans which will have a significant and negative impact on our family home at 119 Narrabeen Park Parade and on other neighbours in the street. There is also a lack of clear detail in the DA making some aspects difficult to assess.

Specific concerns are:

NON-COMPLIANT ROOF HEIGHT & OVERALL SCALE – overshadowing and overlooking: The existing property already overlooks and overshadows our home; the proposed plans take this negative aspect to a new level, being even higher than the existing property and with a non-compliant roof height. The **larger footprint and larger bulk and scale**, especially on the north-east side will block the sunlight, create extensive and unreasonable overshadowing on all our main living areas, our decks and outdoor spaces.

PRIVACY ISSUES: The proposed plan would overlook our main bathroom on level 2 and into our northside bedroom on our Level 2, outdoor decks and living areas, compromising privacy.

VIEW SHARING: Our property at 119 will have significant view loss to the north and north-east from our main living areas, our level 2 bedrooms and our level 1 living area, as well as our outdoor areas. The proposed dwelling does **not** retain its current footprint as claimed and extends considerably to the oceanside, causing unreasonable loss of views to both neighbours. The protruding Level 2 bedroom of the 121 plan would block both immediate neighbour's views.

NON-COMPLIANCE WITH FORESHORE BUILDING LINE: The proposed pool deck extension with its glass balustrade breaches the foreshore building line – it's unnecessary and will carry reflections from the glass balustrading, unattractive when viewed from Warriewood Beach.

REQUESTS: There is a lack of clear information in the DA concerning:

- Overshadowing
- Actual height of the building
- Extent of the protruding Level 2 bedroom on the east side.

I request further detailed diagrams and measurements, and height poles to show both the height of the building and the extent of the Level 2 bedroom.

I request that the plans be modified and revised to comply with the planning regulations.

I request that the plans be extensively revised to be considerate of the negative impact on neighbours on all sides and that we are given an opportunity to comment on any revisions.

Thank you for reviewing this submission,
Yours sincerely,
Judith Fitz-Roy
119 Narrabeen Park Parade, MONA VALE