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**Sent:** 17/10/2020 10:09:25 AM  
**Subject:** Development application submission

To whom it may concern,

We would like to submit objections to the development proposal

DA 2020/1126 for 1545 Pittwater Road North Narrabeen

Our concerns are as follows:

The scale of the building : the building dominates the land area of the block.

There is a shortfall of required landscaped space.

The plan does not comply with rear set back regulations.

The rear deck is raised and provides a clear view into our pool area, the boundary fencing does not ensure privacy.

The footprint of the house is enormous, with limited garden area for rain run off as mostly impervious surfaces.

**Inadequate parking** for the number of bedrooms available.

Parking is limited as the house is situated on a clearway and the nearest cross street is already crowded with sport parking at the Narrabeen High School oval.

Concern as to whether the plans mask a **potential boarding house** as there are **six** bedrooms in the main house with a potential for secondary rooms labelled as "study, TV room and rumpus " to be converted to more bedrooms.

The secondary dwelling is accessed only through a rear door with an adjoining internal doorway to the main house. This dwelling has a further **two bedrooms**.

Thereby contributing to a **potential total of ten or eleven bedrooms and six bathrooms raising our concerns of a potential boarding house.**

Thank you for acknowledging our concerns

Wayne and Karen Ferrier  
1547 Pittwater Road North Narrabeen