

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** Tuesday, 3 September 2024 12:09 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

03/09/2024

MRS Joan Sheekey  
- 1291 Pittwater RD  
Narrabeen NSW 2101

**RE: DA2024/1089 - 1289 Pittwater Road NARRABEEN NSW 2101**

Subject: Submission on DA 2024/1089 (1289 Pittwater Rd, Narrabeen)

Thank you for your letter of 15 August 2024 regarding the development application for 1289 Pittwater Rd, Narrabeen, DA 2024/1089.

We are the owners of the adjacent house (at 1291 Pittwater Rd, Narrabeen). We have some significant concerns in relation to the development application as detailed below. We request that Council consider the items noted below and that amendments are made to the application to address our concerns.

1. Privacy

There are multiple very large windows the length of the upstairs addition on the north side that faces our house. These proposed large windows and the proposed balcony at the front will impact our privacy as they overlook into our bedrooms and backyard. The main concerns are:

- a. Balcony - the balcony at the front overlooks into a bedroom window
- b. W8 - the windows of the stairwell overlooks into a bedroom and ensuite
- c. W7 - this window overlooks bedrooms
- d. W4 - this window overlooks into our deck and backyard

We request that amendments are made to consider our privacy and suggest the following:

- a. Some sort of screen be added to the north side of the balcony to block the view into the bedroom at the front of our house
- b. Reduce the size (including height) of the windows on the top floor to minimise any privacy impacts into our bedrooms and backyard
- c. The window in the stair well (W8) be changed to glass block (similar to those proposed on the south side of the addition)

It is noted there are limited windows on the south side of the proposed addition to provide privacy to the adjacent units and we request that similar consideration is shown to the privacy of our house.

2. Inadequate Information

The Statement of Environmental Effects (SEE) document does not contain sufficient information for the surrounding residents to understand the impacts. The SEE also does not provide the necessary details for Council to carry out its evaluation of the proposed development, see below for specific examples.

i. Section 3.6 Vegetation and Privacy

The SEE notes 'The existing and improved vegetation provides privacy between neighbouring properties, this also reduces traffic noise from the road'.

The plans do not appear to show any 'improved vegetation' and therefore it is not clear how privacy to adjacent properties is to be provided by vegetation.

ii. Section 3.9 Privacy, Views and Outlook

The SEE states:

'The positioning of windows and open space in the proposed residence at No 1289 Pittwater Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed. The additions will be substantially separated from the neighbouring dwelling for privacy.'

This description is not accurate and it does not address privacy issues to our house at 1291 Pittwater Rd. As described above (Number 1), there is a balcony and multiple very large windows along the northern side of the proposed development (adjacent to 1291 Pittwater Rd) that will create privacy issues.

We request that Council consider the points raised in our submission and that amendments are made to the plans to address our concerns. If our concerns are addressed adequately, we would not have an objection to the proposal to make alterations to the existing dwelling at 1289.

Regards,

Joan and Brian Sheekey

1291 Pittwater Rd, Narrabeen