
Sent: 26/02/2019 2:02:49 PM
Subject: DA2019/0106

Dear Catriona,

As residents of 156A Victor road, We are writing to you to express our concerns with the development application currently submitted by our neighbours directly east of us at 157 Victor road Dee Why (DA2019/0106). Our reasons are set out below for your consideration;

This application violates the height limit LEP set by Northern beaches council by approximately 6m at the Northern end of their property. This excessive violation is unjustified and unnecessary considering this addition could be built at the southern end where they currently have a CDC for this addition. This breach of height limit will completely obstruct the easterly aspect views we currently enjoy from our principal living area of the Dee Why lagoon and the ocean (including breaking waves). This development will not only impact the views enjoyed by us, but at least two other properties adjacent to us (156B and 154); thus we believe this development is not considering the view sharing planning principle as established in *Tenacity v Warringah*.

We are also concerned that this addition will look out of place with the neighbouring properties. Both adjoining properties and many others on the eastern side of Victor road are single story at street level and extend Eastwards making full benefit of their sloping property and Eastern aspect without impacting the street-scape.

As you are aware we have recently designed an addition to our property and throughout the entire process have considered the views, sunlight and privacy of all our neighbours. Thus, we have designed an addition that complies with height, envelope and set back controls. We believe that the applicants of this development application have not explored all their options for extending their current dwelling, options that will comply with councils LEPs and maintain the streetscape.

Happy to discuss any of these concerns with you in more detail and invite you to our property to assess the view loss if you wish.

Kind regards,

Jessica Stolp and Kim Cheng

Owners and residents of 156A Victor road Narrabeena.