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**Sent:** 17/02/2021 8:36:15 PM  
**Subject:** DA2021/0011 - 5 Waterloo St, Narreen  
**Attachments:** IMG\_9669.HEIC; IMG\_9671.HEIC; IMG\_9672.HEIC;

The Manager - Development Assessment  
Att: Mr Kent Bull  
We refer to DA2021/011.

We are the adjoining property owner immediately to the north of 5 Waterloo Rd.

We note the land is subject to the provisions of Warringah Local Environmental Plan 2011 and Warringah Development Control Plan 2011.

We wish to raise a concern of the loss of privacy with the proposed extension of the First Floor Balcony. The current first floor balcony operates as a narrow passive balcony currently off bedrooms.

The proposed development intends to move all the main living areas from Ground Floor to the First Floor, and with the extension of the balcony/deck on the first floor, this will now become a high use external living area and their principal external living space. We note that the DCP requires a 6m rear setback for these residential properties in the R2 zone. Whilst I appreciate the current built form on ground floor encroaches on this setback already, the extension of the of the deck on the first floor will compromise our privacy.

As you are aware, the specific DCP Objectives and requirements are:

**Objectives**

- **To preserve the amenity of adjacent land, particularly relating to privacy between buildings.**
- To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.
- **To provide opportunities to maintain privacy between dwellings.**

The proposal intends to encroach on the rear setback allowing for a 5m setback. With the new deck extension being approx., 2.7m above the ground, this means that the occupants will be able to look directly over the fence and into our external private open space courtyard directly to the north. Obviously this will impact on privacy between dwellings. If this was a passive deck, we would be less concerned, but as this is now a direct extension of their kitchen, dining and living area's, and its size is in the order of 20sqm, it will not be passive and will be used daily.

We note that current proposal proposes a fixed horizontal timber privacy screen to the western elevation, presumably to provide privacy to the adjoining property to the west, at 7 Waterloo St.. In order to overcome the overlooking into our courtyard, we would like to be afforded the same consideration and we request the design be amended to incorporate a similar fixed privacy screen to be placed on the northern elevation and suggest this be a minimum length of 1.8m.

Please refer to our marked up plans, photo of the location affected and mark-up of proposed screen for your reference and consideration.

I would be happy to discuss if required.

Kind Regards,

Alex Kyrikos  
Mb: 0410 516 974

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