

---

**From:** Jillian Heinrich  
**Sent:** 29/01/2025 1:57:33 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** [REDACTED]  
**Subject:** TRIMMED: Submission for 3 Paruna Place CROMER (DA2024/1753)  
**Attachments:** living-area-view.jpg; living-area-view-loss.jpg; deck-view-1.jpg; deck-view-1-loss.jpg; deck-view-2.jpg; deck-view-2-loss.jpg; View loss diagram.pdf;

Attention: Thomas Prosser, Assessing Officer

We are writing to you regarding the proposed development at 3 Paruna Place, Cromer (DA2024/1753).

We have lived next door at 4 Paruna Place for almost 20 years and purchased our property primarily due to the views and outlook from our living and entertainment areas, as well as the potential to develop without significantly impacting the view of neighbouring properties. We have invested a significant amount renovating our property and plan to reside here long term.

Our property comprises a lower ground level, ground level and first floor. Our principal living and entertaining areas are at the front of our house on the ground level. We highly value the extensive views from our living areas and deck, extending from the bushland to the north right around to the east, the escarpment in the south and the broad skyline. We enjoy entertaining and all of those who visit our house admire these views.

We have reviewed the plans and documents provided for the development at 3 Paruna Place and have the following concerns.

The proposed development results in substantial view impacts as a result of the design choice for the development. Of particular concern is the loss of our north-eastern view from our primary living and entertaining area, which includes the living room/kitchen and balcony where our BBQ is located. This area is the focus of both our casual entertaining and day-to-day living room. Indeed, our recent home alterations were specifically designed around this view-line and north-eastern aspect.

We have carefully considered the comments on view impacts in the Statement of Environmental Effects and do not agree that they are 'minimal' as stated. From our interpolation of the DA plans, our primary front view line to the north-east from our living areas and entertaining deck appears to be severely compromised by the building bulk (wall and roof line) of the proposed first floor Living room. Furthermore, we will lose the entirety of the eastern to south-east view across the side boundary from the upper floor addition. The proposed bulk and height of the development will potentially prevent us even maintaining a view to the sky from the side of our deck – all we may see is house and roof. Other concerns include the potential loss of light and breeze as well as the master bedroom side window facing our deck and living area.

The Statement of Environmental Effects is deficient to claim that the view loss is acceptable without supporting this contention with line-of-sight diagrams. For comparison, we attach a marked-up sketch and photos for Council's consideration of our projected view loss.

It may be that a more considered upper floor design would reduce the impact on our views while still providing a generous sized home, noting that the proposed design relies heavily upon breaches of the Council's WLEP cl.4.3 height control (9.6%) and the DCP wall height/building envelope.

In consideration of the above, we respectfully request that the applicant as a minimum provide surveyed height profiles of the proposed upper floor extension so we can properly assess the impact of the development on our property.

Your sincerely  
Jillian Heinrich and Dermot Hillary













Indicative view loss to the north-east from the upper-level living area:

From a seated position within the Living Room



From a seated/standing position on the balcony/BBQ area

