
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 9/01/2024 6:02:14 PM
To: DA Submission Mailbox
Subject: TRIMMED Onli e Submi ion

09/01/2024

DR Michael Morris
5 Narrabeen Park PDE
North Narrabeen NSW 2101
[REDACTED]

RE: DA2023/1778 3 Narrabeen Park Parade NORTH NARRABEEN NSW 2101

Attn Kye Miles
Re: DA2023/1778, 3 Narrabeen Park Parade NORTH NARRABEEN

Dear Kye,

We have 3 concerns to raise.

1) We believe that the proposed 1.8m privacy screen at rear and northern boundary will intrude markedly on the existing views of lake and ocean to the South from our property, and from No 7 Narrabeen Park Pde. while contributing little in the way of privacy to No 3 itself. It is certainly higher than allowed for fences

2) Plans show "1000mm side setback line DA" parallel to the rear boundary on lower ground, ground and first floor plans, with the first floor balcony nonetheless going all the way to the rear and northern side boundary
We have in the past experienced problems arising from setback requirements in regard to our own property, and it seems this proposal doesn't meet the normal setback rules in this regard

3) The additional floor area of the new upper floor balcony extension to the south presumably adds to the site coverage of the dwelling and no assessment of this has been provided.

Yours faithfully,

Michael and Susanne Morris