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**From:** [REDACTED]  
**Sent:** 23/11/2023 3:07:28 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** 'Sean Gartner'  
**Subject:** TRIMMED: DA 2023/1469 attention Alex Keller

Good morning

I am the owner of 959 Barrenjoey Rd Palm Beach and the neighbour of 955 Barrenjoey Rd Pam Beach.

I have recently received advice from the Northern Beaches Council of a residential building development DA 2023/1469 involving a house knock down and rebuild and offer the following comments and concerns.

- A four story building bulk and height concerns including significant proposed brick walls very close to our boundary.
- The building height particularly at the proposed building entry and elevator access which appears greater than the maximum height guidelines.
- My current south west water views will diminish with the proposed building moving forward towards the building foreshore line and the introduction of a proposed terrace full length privacy screen.
- I am also unclear about the term and use of “existing parking” on the council road reserve.

Given the complexity and impact on our 959 property I will need to engage an architect and a planning consultant to prepare a more comprehensive response to council.

Thank you for your review.

Regards  
Matt Doyle

[REDACTED]