

28 September 2025

The CEO
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Lachlan Rose – Planner

Dear Mr Rose

Subject: Objection to DA2025/1156 – 23 Beatrice Street, Clontarf

I am writing as the long-term owner and resident of **25 Beatrice Street, Clontarf**, where my family and I have lived for more than 35 years. I strongly object to the proposed alterations and additions at **23 Beatrice Street (DA2025/1156)**.

When the existing dwelling at 23 Beatrice Street was built, we endured a substantial loss of outlook, privacy, sunlight, and amenity. That development already exceeded the limits of bulk and height in our street and permanently changed the character of the immediate area. Now, with this new application, the owners are seeking to go even further, which is both unreasonable and unacceptable.

In addition, the existing dwelling at 23 Beatrice Street already fails the 1/3rd boundary height requirement, being too close to the boundary. This close proximity should have required a lower maximum building height, yet the structure was approved above that limit. The new proposal seeks to add even more bulk and height to an already non-compliant situation, further intensifying the adverse impacts to my property.

Importantly, it appears that the existing glass-balustraded entry-level terrace was never approved as part of the original consent. If that is the case, the current application should not be entertained at all as it fails at law, and I request that Council investigate this matter fully.

My specific concerns are:

- **Excessive bulk and height** – the proposal magnifies the already overbearing scale of the building, which significantly detracts from our lifestyle and the character of the street.
- **Privacy and overlooking** – the proposed extended terrace and associated structures will directly overlook our living areas, balconies, backyard and private pool, significantly reducing our privacy.
- **Loss of views and sunlight** – the additional height and structures will create major obstruction to our light and views of Middle Harbour that currently extend from The Spit to south of Chinaman's Beach.
- **Noise and amenity impacts** – transforming the terrace into a fourth-level entertaining area (including BBQ, fireplace, and shade structure) will significantly increase noise, activity, and intrusion into the quiet enjoyment of our property.

Examples of the significant impact the proposed development will have on my property can be seen in the photos I have attached below in Appendix A. I have also included photos of the serious level of loss of privacy, views, sunlight and amenity I have already suffered as a result of the initial development of 23 Beatrice Street in Appendix B.

In summary: The objectives of the building height standard are not achieved, and the claimed planning grounds do not justify the breaches. Council has previously advised that variations would not be supported if they result in adverse amenity or streetscape impacts which this proposal clearly does.

For these reasons, I strongly urge Council to **refuse the application** and to investigate whether the existing terrace is in fact authorised.

Yours sincerely,

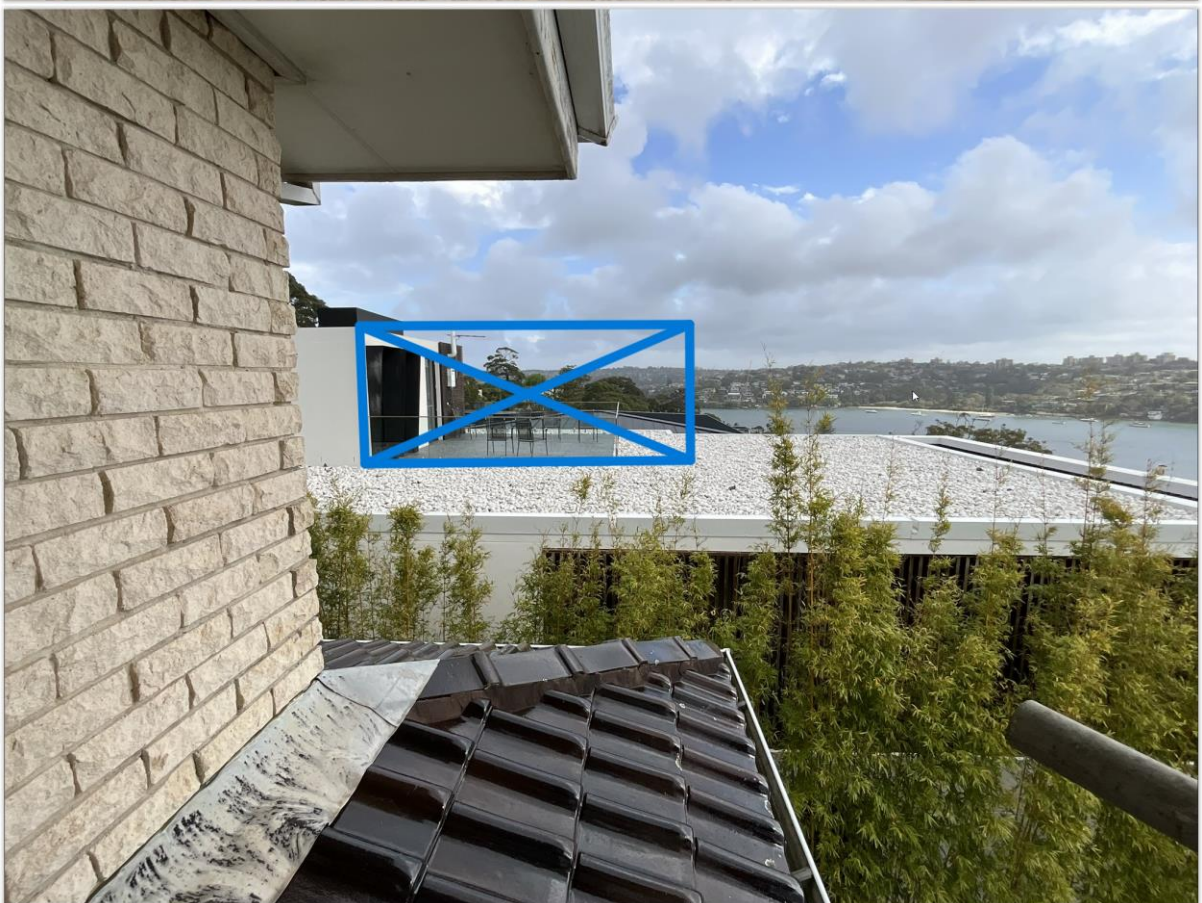
Sara Lin
25 Beatrice Street
Clontarf NSW 2093

[REDACTED]
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Appendix A

The following photos have been taken from my property at 25 Beatrice Street Clontarf. The blue highlights indicate examples of the visual bulk of the proposed development and the amenity impacts I will be subjected to, including visual and aural privacy loss, view loss and reduction of light. Note: My blue markups only focus on the effects of the proposed terrace and do not include the additional impacts of the existing and **proposed extended** glass balustrading which adds significant negative impact on my property and lifestyle.







Appendix B

The following photos have been taken from my property at 25 Beatrice Street Clontarf. These photos highlight the current and significant encroachment and visual bulk the existing development has already had on my property and lifestyle.

The existing development has had a major impact on our life, views, light, noise and privacy and we cannot have these deteriorate any further. The visual bulk is overpowering already and we cannot be exposed to any more visual bulk, loss of light, noise or disruption.



