
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 6/05/2022 7:39:54 AM
To: DA Submission Mailbox
Subject: Online Submission

06/05/2022

MS Denise Wright
7 / 39 Clarke St ST
Narrabeen NSW 2101
[REDACTED]

RE: DA2022/0535 - 48 Mactier Street NARRABEEN NSW 2101

I wish to voice my concern over this proposed development due to several noncompliance issues and also concerns about the impact on our units, located near the proposed dwelling.

1. The removal of mature trees on site will have an impact on our privacy as there will be viewing access into numerous nearby windows.
 2. There is not enough information provided of the building outline to give us an understanding of the surrounding properties will be affected.
 3. My understanding is that the rear setback does not meet Council's Development Control Plan distance of 6 metres.
 4. The Blueberry Ash trees proposed along the rear boundary will shade any units along the rear boundary and affect people's view. This may have an impact of property prices in the future.
 5. There has not been enough information provided to determine if the proposed dwelling is within height limits and its relation to neighbouring properties. Again, this could have an impact on the neighbouring properties in relation to privacy and selling prices. Some properties may now be looking at a roof than the natural views they paid for.
 6. Clarity needs to be provided on the Statement of Environmental Effects in terms of percentage of landscaped areas in the proposal.
 7. The total floor area seems to be greater than what is proposed.
380m² is allowable but I believe they are proposed the floor area to be 441.63m².
- I hope the Planning Dept will look carefully at these objections to this proposal and determine if it is going to affect a number of properties surrounding it.
- Yours sincerely,
Denise Wright