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19/11/2025

MR Lionel Walker
1a monash CRES
clontarf NSW 2093
[REDACTED]

RE: DA2025/1518 - 2 Monash Crescent CLONTARF NSW 2093

I wish to object to the proposed development at 2 Monash Crescent on the following grounds.

1. Visual privacy and building height

I object to the proposed development on visual privacy grounds arising from the overall height, three-storey form and the westward rotation of the building footprint.

The combination of the increased height and three levels significantly increases overlooking into our property and reduces our privacy including into key living areas. In our view, Section 3.4.2 of the Town Planning Statement does not adequately address these impacts. The statement that:

"Privacy will be retained for neighbours with appropriate setbacks and no overlooking into key living areas"

does not reflect the actual relationship between the proposed upper levels, windows and our key living areas and private open space.

2. Exceedance of DCP storey limit

The proposal also appears to be inconsistent with clause 4.1.2.2 "Number of Storeys" of the Manly Development Control Plan, which states that:

"Buildings must not exceed 2 storeys, except on land in areas 'L' and 'N1' on the LEP Height of Building Map."

The plans show three discernible levels when viewed from our property. The lowest level (garage, car turntable, WC and plant room) is shown on the east, north and west elevations as being predominantly above existing ground level, with the floor level of the storey above appearing well over 1 m above existing ground.

On that basis, this lower level does not meet the LEP definition of a "basement" and should be counted as a storey. Accordingly, the proposal presents as a three-storey building to our property, which is inconsistent with Manly DCP clause 4.1.2.2 "Number of Storeys". This additional storey also directly exacerbates the visual privacy impacts described above.

3. Removal of existing trees

We also object on the basis of the prior removal of two mature eucalypt trees on 2 Monash. We understand that Council has alleged these trees were removed without approval. If this is confirmed, the current design appears to rely on the absence of these trees to enable the proposed building footprint and envelope.

Had the trees remained in place, they would have constrained the bulk and location of the new dwelling and would have provided substantial screening and privacy between our properties. Their removal has therefore directly contributed to the current privacy impacts.

I look forward to welcoming new neighbours, but would like these factors to be carefully considered in the assessment of this application. I find the overall design of the house tasteful and an improvement on the existing dwelling.