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**Sent:** 9/08/2021 5:41:32 PM  
**Subject:** DA 2021/1135 - Lot 3 DP 1196894 6 Guwara Road DUFFYS FOREST  
**Attachments:** fowler submission 6 guwara rd..pdf;

Attention:- Gareth David

Please find attached letter outlining our objections to the proposed development at 6 Guwara Rd, Duffys Forest.

Regards Duncan Fowler

Sent from [Mail](#) for Windows 10

9 August 2021

4 Guwara Rd

Duffys Forest NSW 2084

The General Manager

Northern Beaches Council

Attention: Gareth David – Development Assessment.

**RE: DA 2021/1135 – Lot 3 DP 1196894 6 Guwara Road DUFFYS FOREST**

We are the neighbours to the abovementioned property.

We strongly object to the development for the following reasons:

**1. Within 10 metres of side setback.**

As per Zoning, Warringah LEP 2011 (B5 Side Boundary setbacks). Zoned RU4 Rural blocks set back is 10 metres. This development has a South side setback of 5.3 metres minus eave width, bringing the setback to approximately 4.95m from Southern Boundary. It is out of place to build such a huge structure so close to the side setback of property and destroys the visual impact of acreage living.

**2. Height of building.**

As per Zoning, Warringah LEP 2011 (D9 Building Bulk), Even at the 10 metre setback there are further restrictions. (a) Side and rear setbacks are to be progressively increased as wall height increases. (b) Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.

The height disrupts our view from our main living area and outdoor living space. Glass roof and angled roof would be in direct sight of our main living areas northern aspect windows. Angle of roof and glass pitch would reflect the sun onto and into these spaces all day.

**3. Building off Building Envelope.**

As per Subdivision restrictions of **DP1196894** (Lot 447 Joalah Rd. original subdivision.) *5.3 The grantor of the lot burdened shall not erect or permit to be erected any future dwelling and ancillary structures on the lot burdened outside the area designated 'B' on the plan. 'B' being the allotted building envelopes on each block.*

The building envelopes were designed to ensure compliance with Bushfire Alert Levels and ensure the houses were spaced far enough away from each other to maintain its rural footprint. We trust that Northern Beaches Council will consider our objections as to maintain the building envelope as it is.



Liz and Duncan Fowler

