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**Sent:** 10/02/2022 9:11:50 AM  
**Subject:** DA 2022/0005 Lot 7 Sec B DP 2610 21 Moore St Clontarf 2093 Attn Mr Nick England  
**Attachments:** Document\_2022-02-10\_091022.pdf;

Dear Mr England

Please find attached our objections to the proposed alterations and additions at No 21 Moore St Clontarf 2093.  
DA 2022/0005 Lot 7 Sec B DP 2610.

Regards  
Bob Gordon  
28 Moore St Clontarf

Northern Beaches Council  
1 Belgrave St  
Manly NSW 2095  
Attn: Mr N England

28 Moore St  
Clontarf NSW  
2095  
10 February 2022

Re: DA 2022/0005, Lot 7 Sec B DP 2610 21 Moore St Clontarf 2093.

Dear Sir,

We are the owners and residents of 28 Moore St Clontarf. Our house is situated "diagonally" opposite the subject dwelling, on the northern side of Moore St.

We wish to raise an objection to any proposed and further noncompliance with the building envelope planned within this development application, specifically by the proposed extension of the existing non-compliant roof height.

The drawings for the project prepared by Natalie Sciberas, as part of the application, include the East Elevation drawing DA-12 which depicts an extension of the existing roofline at its highest point.

The included document, prepared by Watermark, as part of the application, states on pages 16 and 22 that the existing height of the dwelling is currently 8.8 metres. The maximum allowable height is apparently 8.5 metres.

West Elevation drawing DA-13 clearly details the existing roof line departing from the building envelope and being non-compliant.

East Elevation drawing DA-12 then details that the proposed works are within the building envelope at 8.2 metres. This depiction conflicts with the submission from Watermark.

The drawings do not appear to detail any essential reason for this non-compliant roof height making it unnecessary. As there is no obvious reason for the excessive building height why can it not be lowered to be compliant?

We also object to any aggressive installation of solar panels across the north-facing roof of the dwelling. We consider that this installation will be unsightly to the point of visual pollution and certainly detrimental to the streetscape. Any panels installed on this roof will face the street and present a dominant aspect of the appearance of the dwelling from all northerly perspectives including that of pedestrians. This dominating aspect of the completed dwelling will be highly visible from all properties on the north side of Moore St, running from Beatrice St, west of the dwelling, to at least, number 16 Moore St, east of the dwelling and probably beyond.

We request that any permitted solar panel installation be considerate of the perspective from outside the property.

Yours Faithfully



Robert and Helen Gordon