
From: [REDACTED]
Sent: 15/11/2022 9:17:56 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Application No. DA2022/1769, Address: Lot 3 DP 334910, 5 Roches Avenue BAYVIEW 2104 | Submission letter re: proposed development

To: Northern Beaches Council
Attention: Ms Grace Facer, Planner

Please note: We would request that our personal contact information is removed and is not made public.

Thank you.

Please find our submission letter below.

[REDACTED]

15 November 2022

Dear Ms Facer,

Proposed Development

Application No. DA2022/1769

Address: Lot 3 DP 334910, 5 Roches Avenue BAYVIEW 2104

Description: Alterations and additions to a dwelling house

We refer to your letter dated 1 November 2022 advising us of the subject proposal above and the Notice of Exhibition.

We are the owners of [REDACTED]. Our property is located diagonally behind 5 Roches Avenue, Bayview (and 1 Roches Avenue, Bayview; and directly behind 3 Roches Avenue, Bayview).

We strongly object to the proposed development for the subject property as presented in its current form.

The primary reason for our objection is that according to the submitted plans – North East Elevation and South West Elevation, Sheet No. A3-6, the proposed roof ridge line (R.L.28,137) and first floor ceiling line of 2.75 metres and maximum building height of 8.5 metres is too high and not consistent with other recent developments in Roches Avenue, Bayview, and neighbouring King Edward Avenue and Fermoy Avenue, Bayview. This would also directly impact our property as the minimal remaining outlook to the north would be completely obscured by a development of this height. In 1988 our property lost all views it had originally (at the time of purchase in 1984), as a result of development at 3 Roches Avenue Bayview, which had been approved by Council.

The ceiling line height for a first-floor addition featuring a family room and 2 bedrooms does not need to be a height of 2.75 metres, rather a lower ceiling height of 2.40 metres together with a minimum roof ridge line would be more than adequate. These dimensions would be similar to and in keeping with the development at 1 Roches Avenue, Bayview.

We would expect that a development at 5 Roches Avenue Bayview, to conform to restrictions imposed upon neighbouring 1 Roches Avenue, 2 Roches Avenue, 4 Roches Avenue and 7 Roches Avenue, Bayview.

For example, regarding development at 1 Roches Avenue, Bayview (Lot 1 DP 334910):

In Council's **Notice of Consent No. N0192/04** dated 16 November 2004, Council advised in section D. Conditions to minimise the impact of the development on natural and built environment (page 5)

"D2. Provision of maximum roof ridge level of RL25,55m AHD. Provision of maximum roof pitch of 12.5 degrees for the first-floor roof line."

The first-floor ceiling line height was also restricted to a maximum of 2.395 metres.

A maximum building height was not permitted.

In 1992 during development application process for our own property, we were restricted by Council to a maximum first floor ceiling line height of 2.4 metres.

Other developments at neighbouring properties where a maximum building height of 8.5 metres was not permitted and restrictions were imposed by Council to ensure minimum roof heights were achieved, are:

- 7 Roches Avenue, Bayview
- 13 King Edward Avenue, Bayview
- 15 King Edward Avenue, Bayview
- 16 Fermoy Avenue, Bayview
- 17 Fermoy Avenue, Bayview
- 1885 Pittwater Road, Bayview – was not permitted to build a second storey as No. 2 Roches Avenue (located directly behind it) would suffer a loss of outlook/ view.

For these reasons we strongly **object** to the proposal as currently presented. Your consideration of these points when assessing the merits of this development would be appreciated.

Yours sincerely,

A black rectangular redaction box covering the signature area.