

15 December 2021

General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: David Auster

Dear David

Development Application No DA2021/1812 for construction of two (2) storey dwelling-4 Munoorra Street, Seaforth-Response to Objection submission

We have been engaged by GJ Gardner North to prepare a submission in response to the objection submission received from the owners of No. 50 Granview Street (adjoining southern property) to the above development application which seeks consent for the construction of a new two (2) storey dwelling. We make the following comments.

The subdivision for No. 4 Munoorra Street, Seaforth required a building platform to be maintained. On the first floor the setback is 4.725m from the boundary. There was no requirement from the Council during the conditions of the subdivision for a setback on the first floor to be any different to the DCP. The current design proposes a first floor setback of 4.725m and is 2.68m inside the minimum setback being 2.045m.

In regard to privacy impacts, there is only 1 x high window on elevation on the first floor to a bathroom and the other window is a high window to the garage which is not habitable. On this basis, the potential for overlooking is considered minimal.

The privacy and sunlight issues were always considered as part of the design for the new home by GJ Gardner and any change to the first floor is unreasonable.

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No ability for light into the internal living areas with alfresco covered and 3m obstruction on the boundary with screening planting.

No adjustment to the proposed house is going to change this situation

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In the living habitable space of No.50 Grandview Street, there is no access to sunlight via the southern façade given the overshadowing impact of the 3m high fencing and retaining wall along with the fully covered alfresco roof. This is evident in the photograph above.

We would suggest that if the owners of No. 50 Grandview Street are serious about improving natural sunlight penetration into their habitable living area that skylights be installed to enable this to happen. Nothing in changing the existing plan of the proposed dwelling design will enable more solar access to penetrate the living habitable space of the dwelling.

Our client is willing to reduce the pitch of the roof from 20 degrees to 18 degrees in order to increase the solar access to the outdoor area. However, any amendment to the pitch is unlikely to affect the living area of the dwelling space and will only improve sunlight to the small outdoor area. We trust this is a sufficient compromise by our client.

Regarding privacy to the rear outdoor space of No. 50 Grandview Parade, we note that the landscape plan has been updated. Access on the garage side of the house and the rear boundary of No. 50 Grandview Parade is proposed at the natural ground level where there is an existing 1.8m high boundary fence. On this basis, we believe that there is minimal potential for overlooking and no privacy issues to the outdoor area of No.50 Grandview Parade, Seaforth.

We are happy to discuss our submission further if the assessing officer has any questions and can be contacted on 0418 431 897.

Yours Faithfully

A stylized, handwritten signature in black ink, appearing to read 'J. McKee'.

John McKee
DIRECTOR

