
Sent: 8/11/2019 7:12:42 PM
Subject: Re: Submission Acknowledgment
Attachments: 07112019145926-0001.pdf;

Here is the letter attachment
Thank you

Sent from my iPad

On 8 Nov 2019, at 7:00 pm, DASUB@northernbeaches.nsw.gov.au wrote:

08/11/2019

MR Michael Jonson
12 Moore Street / 12 Moore ST
Clontarf NSW 2093

RE: DA2019/1149 - 11 Moore Street CLONTARF NSW 2093

Dear Sir/Madam,

Thank you for your submission in respect of the above-mentioned property. Please be reminded that under provision of the Government Information Public Access Act, all submissions will be posted on Council's Website against the application.

The matters that you have raised will be noted and taken into consideration in the assessment of the proposal process. However, please note as previously stated in the notification letter, Council will not enter into correspondence in respect of any submission due to the large number of submissions Council receives annually.

Should you wish to monitor the progress of this development application, please feel free to visit the Planning and Development section of Council's Website at www.northernbeaches.nsw.gov.au .

We thank you for your submission and should you have any queries, please do not hesitate to contact Council on 1300 434 434.

Yours faithfully

Northern Beaches Council

For your reference please find below a copy of your submission:

It seems the plans are incorrect and separately our pre-existing views of middle harbour are impacted.

12 Moore Street
Clontarf
NSW
2093
6 November 2019

Letter of objection to DA approval for 11 Moore Street Clontarf 2093 (Lot B Sec DP 359788)

We were informed by our neighbours directly in front of our home (towards our pre-existing sea view towards Balmoral Beach) that they have submitted a DA for 11 Moore Street Clontarf.

Please accept this letter of objection to approval of the DA in its current state based on the following grounds:

- 1) It seems that the site plans submitted and the heights stated on the plans seem incorrect with the actual ground levels and its fall towards the rear of the property.
 - a. With both an apex roof and exceeding the 8.5M height, our pre-existing views towards Middle Harbour and Balmoral beach are impacted and impacted more so than if the roof was flat and the 8.5M was not exceeded.
- 2) It seems that the current house footprint stated in the plans is incorrect with the current house pre-existing footprint and sections have been left out that misrepresent the actual house to land ratios.
 - a. The existing house plans and the proposed house plans do not match in ground footprint and floorspace areas. Refer the internet listing for when the property was for sale.
- 3) The Statement of Environmental Effects p6 states that "importantly the design has been developed to achieve compliance with the building height control and only modest floor to ceiling heights are proposed" and further states throughout the document that compliance with the height restrictions is achieved.
 - a. This is technically incorrect and misleading as the actual heights exceed 8.5M on the lower side of the property (this is silent on the plans).
 - b. With an apex as opposed to a flat roof proposed, the existing view loss to our property and those at no. 10 and 14, is more affected than what it would be with a flat roof for the same area.

Whilst we aim to reach an amicable outcome, at this point the DA makes us feel very uncomfortable with our view loss and the way the plans have been communicated to council and we expect the council to investigate these matters closely before making a determination.

Please inform us of the next steps.

With thanks



Michael Craig Jonson
Email: Hmjanson@yahoo.com
Tel. 0437875774