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**From:** Debra Livingston  
**Sent:** 8/02/2022 5:30:18 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** DA2022/0005 – 21 Moore Street Clontarf NSW 2093 - Objection  
**Attachments:** DA 2022-0005 Objection.pdf;

Attached is my letter of objection relating to DA2022/0005 – 21 Moore Street Clontarf NSW 2093.

I am the owner of 26 Moore Street Clontarf, diagonally opposite this property.

Regards

Debra Livingston 

Mrs D Livingston  
26 Moore Street  
Clontarf NSW 2093  
8<sup>th</sup> February 2022

TO: Northern Beaches Council

RE: DA2022/0005 – 21 Moore Street Clontarf NSW 2093

Dear Sirs,

I am the owner of 26 Moore Street Clontarf and have lived here for over 30 years. I have read the objections raised by no.24 and thoroughly agree with them. I'm surprised the applicant's architects have pushed the Council building rules to such lengths, in relation to roof height and site density.

The application indicated that the roof line was not changing so I was not too concerned, despite wishing they would bring the existing 8.8m roof into line with the current code of 8.5m. But I now realise they want to square off the total roof, so the same non-code roof height will be extended to nearly an extra half of the existing roof. It seems very dodgy to me that the architects did not highlight this major issue affecting many houses across the road.

I have included photos below, taken from my downstairs balcony today, which clearly show that the extra height already blocks significant parts of my view of Balmoral (compared to the neighbours' roof lines) and the "squaring off" will make a huge difference to my current view. Very hard to swallow after 30 years of enjoying the current aspect!

I accept that if they choose to maintain the existing high part of the roof, I can hardly object but I strenuously object to them increasing an illegal roof height even further. Given the roof lines on the adjacent properties, it seems completely unacceptable. With such a significant investment in architecture redesign it would have been neighbourly to reduce the roof height to the lower level, not increase it to the highest level. Certainly no.19 had to make major changes to their plans to avoid increased roof heights. And even no.23, when it went to an extra storey in the 80s, did not increase their roof height to match the very high roofline of no. 21.

I also note the issue of solar panels reflecting glare back onto my property. Again, no. 19 Moore managed to install plenty of solar panels without impacting the neighbours.

In summary, I would love to see new plans which reflect proper respect to the people living across the road and not destroying the views that we have always had. No. 21 Moore is already very bulky and has the highest roofline on that side of the street.

Regards

Debra Livingston

