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**Sent:** 26/03/2020 5:12:21 PM  
**Subject:** Application Number: DA2020/0192  
**Attachments:** 200323 Letter to Council.pdf;

Attention to the Manager and David Auster,

Dear David,

I am the daughter of the owner of 14 Peronne Avenue Clontarf.  
We trust you will respond accordingly to the attached letter made on behalf of the owner.

Thank you

Kind regards

Sue Connor  
Architect (Reg 6080)  
0408972097



Logo-S

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23 March 2020

The Manager  
Northern Beaches Council - Manly  
1 Belgrave Street,  
Manly NSW 2095

Dear Madam/Sir,

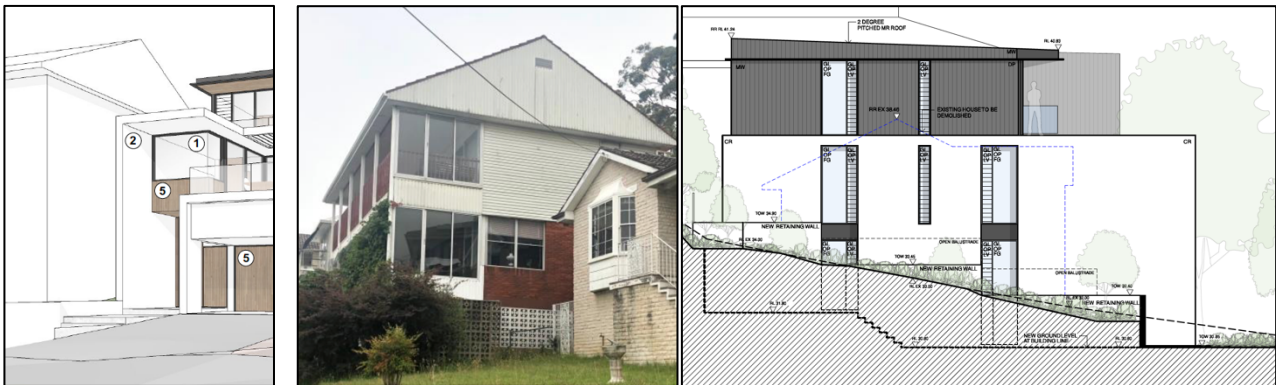
**Application Number: DA2020/0192**

**New - Demolition works and construction of a dwelling house including swimming pool**

With reference to the above Development Application. I wish to make the following comments on behalf of the adjoining owner, John Connor, residing at 14 Peronne Avenue.

We wish to object to this Proposal on grounds of substantial loss of amenity, along with loss of primary view from the Living/Study area and the outdoor Entertaining area. (John's daily routine includes sitting at his desk enjoying the view of the harbour along with meals at his table and chairs on the balcony).

The proposed 7.6m high masonry wall to the north/south boundary is both overbearing and imposing. Refer to figures below:



It is our opinion that the proposed submission does not meet the objectives of (Manly) Northern Beaches Council's LEP and DCP with reference to:

**A. MAINTENANCE OF VIEWS**

Clause 3.4.3 Objectives:

1. *To provide for view sharing for both existing and proposed development and existing and future Manly residents. '*
2. *To minimise disruption to views from adjacent and nearby development and views to and from public spaces including views to the city, harbour, ocean, bushland, open space and recognised landmarks or buildings from both private property .....'.*

*'Templates may be required to indicate the height, bulk and positioning of the proposed development and to assist Council in determining that view sharing is maximised, and loss of views is minimised. The templates are to remain in place until the application is determined. A registered surveyor will certify the height and positioning of the templates'*

*'whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours'.*

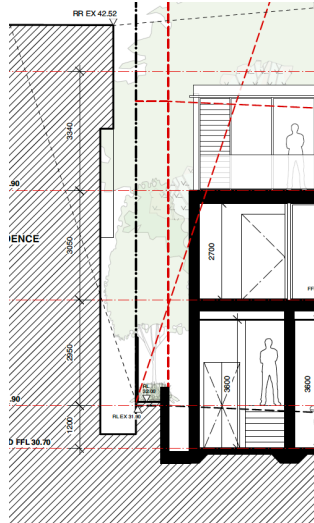
**We request on behalf of John that templates be erected to assess the impact of this Entry wall in accordance with of Objectives of Clause 3c**

## B. SETBACKS AND BUILDING SEPARATION –

### Clause 4.1.4.2 Side setbacks and secondary street frontages

*'Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall of the proposed building'.*

This application contravenes this Development Control.



### Clause 4.1.4 Objective 2:

*To ensure and enhance local amenity by:  
providing privacy;*

- providing equitable access to light, sunshine and air movement; and*
- facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*

As these properties face west, access to cooling southerly breezes is vital. It is important that this breeze is maintained to the property. The proposed wall will impede this flow- we feel options should be provided to allow both air flow and maintenance of current view from windows.

## C. WALL HEIGHT –

### Clause 4.1.2.1

The proposed development indicates a 7657 solid wall with no fenestration or screening to allow airflow. It is also proposed to excavate a further 3000mm (refer to section) below existing ground level. In effect this wall will be 10.6m high.

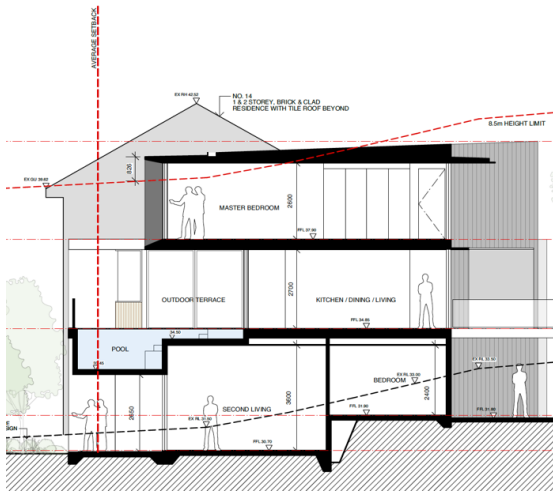
*'Within the LEP Height of Buildings development standard, the maximum external wall height is calculated based on the slope of the land under the proposed wall. Figures 26, 27 and 28 provide guidelines for determining the maximum height of external walls based on the particular slope of the land along the length of these proposed walls.'*

Referring to the above Figure. Geotech Report notes maximum excavation of 2m. This section indicates excavation of over 3m (when taking into account thickness of slab and required excavation to prepare for slab – so 10.6m to excavated level of footpath.

We would like confirmation that the height of this wall complies with Figure 28 - Maximum Wall Height Determined by Slope – as no dimensions besides setbacks to boundaries are provided with Application.

## D. HEIGHT OF BUILDINGS –

### Manly LEP Part 4 Clause 4.3



This proposal exceeds the maximum height shown (8.5m ). This increases the height of the north wall- further adding to bulk and scale – especially when viewed from existing windows of no. 14.

## E. FRONT SETBACK

NBC (Manly) DCP 4.1.4 Setbacks (front, side and rear) and Building Separation

Relevant DCP objectives to be met in relation to this part include:

Objective 2:

To ensure and enhance local amenity by:

- *providing equitable access to light, sunshine and air movement; and*

*facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas*

Referencing the figure above the proposed design is not in alignment with the de facto building line.

## F. IN SUMMARY

On behalf of John Connor, owner of number 14 Peronne Avenue Clontarf, we request that attention be given to the position, height, bulk and scale of the north wall of the proposed development with reference to the objectives of the clauses as outlined above.

Thank you

Yours sincerely

Sue Connor  
0408972097

John Connor  
99487688/ 0452206723