
From: Sarah Emmott Bennett
Sent: 19/06/2025 10:13:56 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: FAO: Jordan Howard - Submission re 60 Gordon Street Clontarf
DA: DA2025/0589
Attachments: Submission re 69 Gordon St, Clontarf .pdf;

Please find attached our submission

Regards

Sarah & Nick Emmott Bennett

**56 Gordon Street
Clontarf, NSW 2093**

19 June 2025

Jordan Howard
Assessing Officer
Northern Beaches Council

Submission regarding Development Application – 69 Gordon Street

On the whole the development looks lovely and a good use of the block and we want to support our neighbours as they create an amazing family home. However it does not currently meet DA requirements as to height. This is a sensitive issue for us as we currently enjoy water views from our balcony, bedroom and front porch.

We accept that we will lose some of this view but would ask that plans are sensitive as to the height of the development given that the loss of view is likely to be significant to us.

Given the generous size of the block we believe there is plenty of scope to both build an amazing family home and balance compliance with development standards and the protection of neighbour amenity and view sharing.



View from the Bedroom and Balcony of 56 Gordon Street - this is the only water view from 56 Gordon Street, the photo was taken from a standing viewpoint.

The Statement of Environmental Effects notes that the proposed building is too high to the south Western Corner. In addition we question the use of the existing raised pool which is detached from the house as the base for the height and set back requirements rather than ground level for the North West Corner.

It is also referred to as an existing 3 level dwelling to support the creation of a new 3 level dwelling. However from the sale plans it looks like a 2 storey split level construction which is fairly common for sloping blocks to allow them to meet planning controls which help with view sharing.

The height and massing of the development will impact our water views and we ask Council to take this into consideration when exercising their discretion to waive DA compliance requirements.

Thank you for considering our submission.
Yours sincerely,

Sarah & Nick Emmott Bennett