

10 August 2020

Attention: DDP
Northern Beaches Council
Dee Why NSW 2099

Dear Sir / Madam,
Re: DA 2019/1463
95 Gurney Cr., Seaforth

Regarding the above DA, I would like to register my concerns with the DA assessment report for your consideration. I will speak to these issues at the meeting on Wednesday 12 August 2020.

Main Issues:

- Privacy
- Visual Bulk & excessive FSR
- Landscaping along boundary
- View Loss from Street/Streetscape

Main Conditions requested:

Preferably Applicant submits Amended Plans.

1. Reduction of bulk, and not to exceed my brick work alignment at upper levels **Level 5 and 4** (Levels per the DA Assessment report) *[visual bulk & privacy]*.
2. Reduce the FSR from 0.63:1 to between 0.50:1 to 0.55:1 by reducing **Levels 5 & 4** footprint, and by pulling these levels back, and not exceeding the edge of my brick work western boundary, and with no trafficable balcony on either of these levels. This also brings these two levels somewhat back into alignment with the original approved plans for this site from 2011.

An FSR in the range of 0.5:1 to 0.55:1 is also in line with neighbours 91 Gurney Cr. and myself at 97 Gurney Cr. (Both of these FSR approved by Council in the last few years). I believe such a reduction would help solve Point 1 above with visual bulk and enhances my privacy *[visual bulk and privacy]*.

When my renovation was designed, reliance was placed on the 2011 plans approved for 95 Gurney Crescent. The equivalent two levels for my home are the Master bedroom & ensuite, and kitchen/living areas, and entertaining balconies. The proposed design of DA2019/1463 allows 95 Gurney Crescent, to look back into these private areas. Also as the levels of 5 & 4 of the DA are approximately 400m higher than my home, it also accentuates this problem.

In the DA Assessment Report 81 Gurney Crescent was used as a reference point at a FSR of 0.70:, which is misleading. The building size of 81 Gurney Cr. is 303.4sqm on a parcel of land that is 70% of 91, 95 & 97 Gurney Cr, as it does not continue to the water. If this building were on 91, 95, or 97 Gurney land size, it would have an FSR of 0.51:1, and in line with 91 and 97 Gurney FSR / Visual bulk.

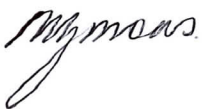
(Refer **Appendix 1** extracted from NBC website with details of 81 Gurney Cr).

Therefore, I respectfully request that the DDP reduces the building size of 95 Gurney Crescent from the **proposed 379.1sqm (0.63:1)** to align to its neighbouring properties of **300sqm – 315 sqm**. (FSR of 0.51:1 to 0.53:1). All land sizes from 91 to 97 Gurney Cr. are identical and therefore a more meaningful frame of comparison. It is also worth noting that the approved 2011 DA for this site was 240.6sqm.

I request, the excess 80sqm be removed from Level 5 and 4, to address privacy concerns I have more so on these levels, with the proposed design.

3. No 'roof type' decks west of my alignment which can look back into my property **[privacy]**. The Roof over Level 4, (from Level 5, to the west of the alignment of 97 Gurney), I request to be non-trafficable, so as to avoid view direct privacy loss, view loss, overshadowing and visual bulk to my property at #97 Gurney Crescent.
4. North facing Windows full height and full width privacy screens **[privacy]**. The Northern Elevation at all levels; I request to delete all windows facing north towards #97 Gurney Private Open Space and #97 Principal Living Decks and Living Rooms/ Bedrooms. Or have sills on these Windows raised to 1.7m in height with obscured fixed glazing. Given the main view is directly in front of the property, I believe the need for North Facing windows is minimal.
5. North facing Decks to have full height and full width privacy screens **[privacy]**. All Decks facing north towards 97 Gurney are to be protected by full height and full width fixed privacy screens to avoid poor privacy outcomes. To extend these from the edge of the home to the end of all balconies.
6. Landscape along my common boundary with 4m high privacy screening trees, and a 1.8m rendered masonry boundary wall **[privacy]**. Planting requested to run from the start of the pool area adjacent to the house, to the foreshore.
7. Level 5 to be returned to an Open Carport, with entrance, so as to avoid a wall like enclosure to the street **[street view loss, streetscape]**. The façade proposed is extremely severe, with no windows / glass for view sharing or to soften the streetscape.

Thank you for your consideration of my concerns and requests.
Yours sincerely,



Ms Meredith Symons, BFA FCA

Appendix 1: – Extract from NBC website of 81 Gurney Crescent, at 0.70:1 FSR is not a correct reference point. The site is only 432sqm, and does not fall from road to waterfront, as seen below. If the property size of **303.4sqm** was compared to the same size block as 91, 95 and 97 Gurney Crescent, the FSR would be **0.51:1**. (similar FSR to that of 91 and 97 Gurney Crescent neighbouring properties).

Address: 81 Gurney Crescent SEAFORTH NSW 2092
Property Status: Current
Council Ward: Manly
Title(s): Lot 2 Sec DP 1110862
Land Area: 432.00 SqM

