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**Sent:** 21/02/2020 9:46:41 AM  
**Subject:** Online Submission

21/02/2020

MR Richard Bridges  
16 Moore ST  
Clontarf NSW 2093  
cam2809@gmail.com

**RE: DA2020/0034 - 11 Moore Street CLONTARF NSW 2093**

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RE: DA 2020/0034-11 Moore Street CLONTARF NSW 2093

RE :DEVELOPMENT APPLICATION DA 2020/0034

11 Moore Street Clontarf NSW 2093

I wish to lodge a submission to the above DA .My key objections are :

#### 1 Building Height

The DA exceeds Clause 4.3 Manly LEP 2013 Maximum building height of 8.5 M

The proposed development building height is 9.02 M and exceeds the maximum height by 0.52 M

The structure of this scale will grossly erode our water views of middle harbour and the foreshore. There appears to be little consideration in the proposed plans to ensure the principle of view sharing is applied particularly in relation to the location and bulk nature of the proposed upper storey and the peak in the roof line particularly considering the loss of views we will incur of such an iconic waterway > more consideration in the positioning of the upper storey and a flat roof line within the 8.5 m height requirement would appear to be a more considered design

#### 2 FSR

The gross floor of the proposed development is more than 349 M2 ,or an FSR greater than 0.47:1 .The proposal exceeds the development standard of 0.4:1 for the site in clause 4.4 of the Manly LEP 2013

#### 3 Loss of Views

The proposal as presented significantly impacts our views .My wife and myself currently enjoy lovely views across Middle Harbour to Middle Head and the foreshore

.A development of this scale and bulk will grossly diminish these views and therefore diminish our amenity. The impacted views are from our balcony / entertaining areas.

We request council review our concerns to this development as we believe the proposal fails to comply with two key development standards Building Height and FSR . The proposed scale and bulk of the development will grossly erode our views and our amenity

Please contact me if you require any further information

Richard Bridges  
16 Moore Street Clontarf  
0427258908