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**Sent:** 24/10/2019 10:42:46 AM  
**Subject:** submission to DA 2019/1118 - 51 Amourin Street North Manly  
**Attachments:** 51 Amourin St - submission.pdf;

Dear Adam Croft,

following our conversation, I state my concerns in regards to the proposed development in the attached submission.

Regards

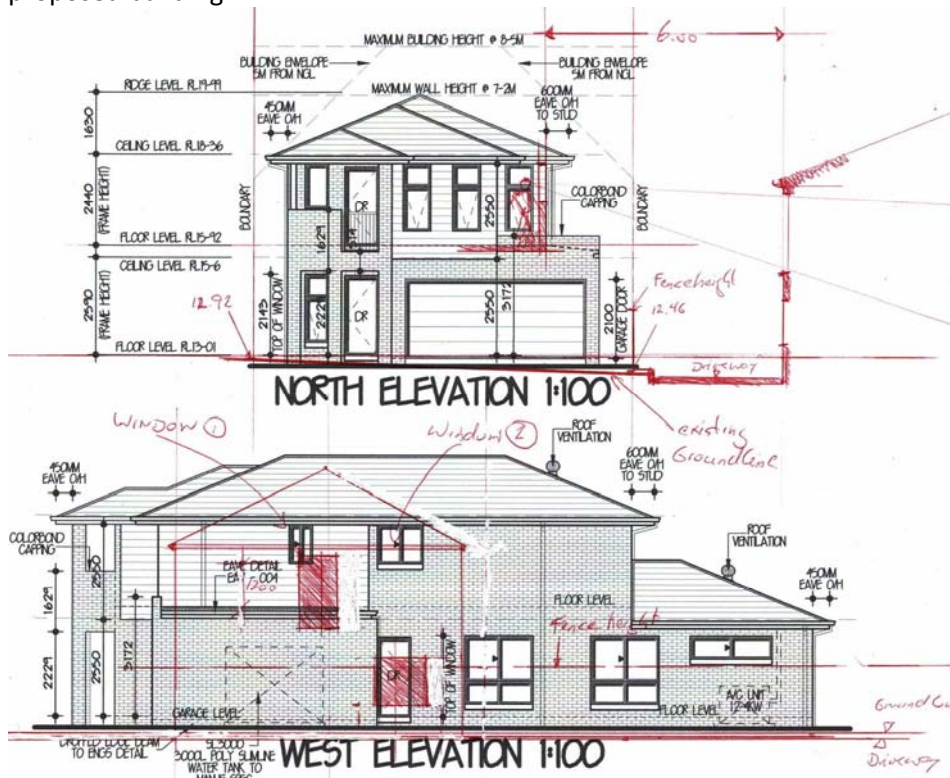
Martin Sachs

**Submission in regards to Development Application  
DA/2019/1118 – 51 Amourin Street North Manly**

Dear Mr Adam Croft,

I am the owner and resident of No 53A Amourin Street on the western side and following our phone conversation earlier, I am writing to you to point out a few items I wish to be considered in your assessment.

1. The survey shows that the land has a cross fall of 460mm (RL 12.92 – RL 12.46) at the front set back, but the North Elevation show a level Ground line along the front facade at ~RL 12.70. The internal finished floor level is stated at RL 13.01 which is ~100mm above the highest point on the eastern boundary. This means that:
  - a. The common timber paling boundary fence (which is 1.60m high or top of fence RL 14.06) will be only 1m above the finished floor level and will allow the resident of No 51 Amourin St. to look straight over the fence and will therefore not provide efficient privacy to our property.
  - b. The provided West elevation also shows a proposed ground line at ~RL 12.70 which means a back fill along that timber paling fence of up to 250mm which will damage the fence in the long term
  - c. The proposed ground line along the boundary at ~RL 12.70 means that the existing boundary fence will be effectively only 1.20m high as seen from No 51 Amourin Street and will not provide efficient privacy to our property.
  
2. The attached sketch below indicates the locations of our windows in relation to the proposed building.



- a. From our conversation I understand that the marked Window 1 (First Floor on West Elevation) is a Bathroom window. In my understanding this window should be obscure to provide sufficient privacy
  - b. From our conversation I understand that the marked Window 2 (First Floor on West Elevation) is a Bedroom window. It is unreasonable to ask for obscure glass in a Bedroom, but I would like to ensure that sufficient steps are taken to avoid overlooking into our property (esp. towards our windows).
3. The public available documents don't give any information in terms of the proposed front fence and the landscape drawings show only "TURF" as planting throughout the entire property.
  - a. The documents show a bin area in the front set back close to our common boundary and I would like to ensure that this area is appropriately screened and not noticeable when we enter our property over the driveway which is located along the common boundary.
4. The public available documents don't give any information about the roof material of the small section above the garage which is only a single level. The same applies for the proposed Rainwater tank. As these items are very visible through our top level window, I would like to ensure that they are made out of a dark and non-reflective material.

I therefore ask the Council to consider the items raised and add appropriate conditions in the DA determination to protect the amenity and privacy of our property.

If you would like to discuss the issue during a site visit, I will make myself available.

Kind Regards  
Martin Sachs