
Sent: 6/01/2020 12:56:46 PM
Subject: DA2019/1118 - submission to amended drawings
Attachments: 51 Amourin St - 2nd submission.pdf;

Dear Mr Adam Croft,

please find attached my submission to the amended drawings for this Development Application. I understand that the official notification period is over, but I still would like you to consider my comments to the the amended drawings.

Kind Regards
Martin Sachs

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

Dear Mr Adam Croft,

I am writing to you in response to the amended drawings which were published on the 27.12. 2019 and would like to point out a few items I wish to be considered in your assessment.

1. The amended drawings show the cross fall of the subject site but the **proposed GF finished level remains unchanged**. 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 the **previously mentioned privacy issues still remain unchanged**.
 - b. The proposed ground line shown on the South Elevation at ~RL 12.70 means that there is 300mm drop in front of the sliding doors. Also the Site Plan show that the width of the proposed Ground line of RL 12.70 is ~900 mm wide.
 - c. The proposed ground line shown on the North Elevation at ~RL 12.70 means that there is 300mm drop in front of the Entry door.
 - d. The proposed West Elevation does not show any step or alike in front of these doors. I am concerned that the site will be back filled at a later stage and all privacy issues raised in the previous submission will be still valuable. **If** the proposed Ground Floor level would be lowered to 12.80, it would reduce the privacy issues described in point 1a and the drop in front of the doors will be reduced to 100mm.
2. The public available documents **still** 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.
3. The public available documents **still** 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