

244 Whale Beach Road
Whale Beach NSW 2107

12 March 2021

Planner
Northern Beach Council
PO Box 82
Manly NSW 1655

Dear Jordan Davies

RE: Development Application No. DA2021/0081 – 246 Whale Beach Road, Whale Beach NSW 2107

I write in response to the above Development Application as the owner of the neighbouring property of 244 Whale Beach Road.

I request further information as I have found the detail to be lacking and the language of the Statement of Environmental Effects to be too vague for me to comprehend the impact on our property. I bring the following points taken from that Statement to your attention:

1. Our Visual Privacy with the proposed design relies on a proposed side fence. I note that when we built our home sightlines and views of neighbours were protected without any such post-conditions which are inherently unreliable, Paragraph 5.2.20.
2. Are the banana trees that currently line the fence-line adjacent to our property to be retained? They provide excellent visual privacy between the current dwellings.
3. What does it mean to say that the dwelling setback will ensure “minimal loss of views”, Paragraph 5.2.18? I am not able to ascertain from the drawings the existing versus the proposed access to views.
4. Is the side setback to the west of 1.0 metre within the guidelines? It seems unlikely that acoustic or visual privacy will be maintained between our properties with such proximity.
5. Given my point above, it appears that the proposed building form encroaches the building envelope, Paragraph 5.2.30.
6. I cannot comprehend the extent of the view loss and would like more detail to understand what is meant by “maximum view retention”, Paragraph 5.2.30.

In conclusion, I request that you address my concerns as stated above in your review of the application if appropriate.

Yours truly,

Naomi O'Brien
MOBILE 0417 438 888