

---

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 3/04/2025 10:32:59 AM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

03/04/2025

MS Wendy Blume  
32 Pacific ST  
Manly NSW 2095

**RE: Mod2025/0126 - 30 Pacific Street MANLY NSW 2095**

1 April 2025

Regarding Mod2025/0126: 30 Pacific Street, Manly 2095

This DA borders our property at 32 Pacific Street, where we are currently constructing a new dwelling as per DA2024/0266.

We have two objections to this application Mod2025/0126.

1. Level 1 rear deck privacy screen neighbouring our property:

On the previous approved DA this screen was 1.8m high. On the modified plans it is 1.6m high. We ask that the original 1.8m height solid screen be reinstated.

2. Level 2 roof deck:

As an older building, Number 30 sits well in front of current accepted setbacks. We accept the owner's push to extend this to the 2nd level. However we strongly object to any part of the third level of building sitting in front of the street front setback.

These modified plans transform the approved attic space with a deck hidden in the roofline into a large, open, rooftop entertaining deck with wet bar. This party zone sits entirely in front of our master bedroom, beyond the street front setback, strongly impacting the amenity of our property from both noise and visual perspectives.

We note the 4.1.4 of Manly Development Control Plan allows for

"Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, chimneys, meter boxes and the like, where no adverse impact on the streetscape or adjoining properties is demonstrated".

A wetbar/entertaining deck sitting in front of our building has a large adverse impact on both our property and the streetscape.

We also note:

- DCP 4.1.5 - (c) (i) roof terraces and large decks are discouraged and are not a preferred design option when providing open space above ground.
- DCP 4.1.5 -iv: Roof terraces are not permitted unless designed for privacy with no direct lines of sight to adjoining private open spaces or habitable window openings both within the

development site and within adjoining sites.

- DCP 3.4.2.2 (b) balconies and Terraces; Recessed design of balconies and terraces can also be used to limit overlooking and maintain privacy.

- DCP 3.4.2.3 Acoustic Privacy:

- a) Consideration must be given to the protection of acoustical privacy in the design and management of development.

We urge council to refuse this application or require this rooftop entertaining deck with wet bar be reduced in size and setback, hidden from the street, and with far less impact to our master bedroom. With no other living spaces planned for this level of the building, the deck could be easily relocated within allowed setback zones. If set back more in line with our house, there will be far more privacy and less noise impact between our properties.

As per the original DA, we support owners rights to maximise the potential of their properties in this location. We do note a considerable difference in the willingness to comply with council's setback rules between ourselves and our neighbour. Our plans carefully considered the streetscape character of the area, and we have set our third level well back, to ensure that from the street our building reads as a two storey residence, in line with the predominant character and street frontage of the neighbouring buildings. We urge council to require the same compliance from Number 30.

Yours faithfully

Adam McWhinney & Wendy Blume  
32 Pacific Street, Manly NSW 2095