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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 23/10/2023 2:17:36 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED Onli e Submi ion

23/10/2023

MS Wendy Blume  
32 Pacific ST  
Manly NSW 2095  
[REDACTED]

**RE: DA2023/1367 30 Pacific Street MANLY NSW 2095**

23/10/2023

Regarding DA2023/1367 30 Pacific Street, Manly 2095

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DA2023/1367 for 30 Pacific Street, Manly, borders our property at 32 Pacific Street.

While we support the right of the owner of 30 Pacific Street to develop and maximise the potential of their site, we respectfully ask Council to note a number of problems within the detail of DA2023/1367.

All four sides of the proposed construction exceed setback rules, by up to 2.5m.

Plans for the top floor display an incorrect setback measurement of 1.16m. The correct setback for this floor should be 2.3m (1/3 of the wall height which is approx 6.9m)

The existing house sits 270-290mm from our shared boundary. The extensive additions to the rear and upper floors are being proposed at 204-406mm. This positioning leaves no room for planted screening or maintenance access. Maintaining this side of the proposed 3 level structure (with painted weatherboard surface finish on levels 1 and 2) will only be possible from within our property.

The covered balcony to the rear on level one is proposed entirely outside setback guides, and sits 406mm from our boundary. It's floor level is 3.88m above natural ground, in order to accommodate the 3.2m ground floor ceiling height. The mass and scale of this addition impacts us considerably.

The proposed new pool's waterline is 255mm from our boundary leaving no room for planted screening. Excavation in this position is likely to impact our property.

We are generally in favour of property owners exercising their right to develop and maximise the potential of their sites. And in the process embracing the opportunity to contribute to the architectural landscape and improvement of the local area. However, the proposed building in DA2023/1367 is exceeding setbacks by substantial amounts. The resulting building would be of significant bulk and scale. We note a number of errors and omissions. We also note Council's engineering report is not in favour (as at 21/10/23). Given these factors, we are left

with little choice but to oppose DA2023/1367 in its current form. We would happily support a more compliant development that addresses the issues raised above.

Yours faithfully

Adam McWhinney & Wendy Blume  
32 Pacific Street  
Manly NSW 2095