

John Murphy 39 Kangaroo St Manly, NSW 2095



6/2/2021

DA 2021/2146 35 Kangaroo St Manly, NSW 2095

Dear Megan,

thank you for advising me of the abovementioned DA. I wish to object as follows;

I was a half owner of 37 Kangaroo St Manly when the DA for this house was originally approved in 2000. It was recommended for refusal numerous times by Council Planning staff as there were 11 and eventually 7 very controversial non compliances allowed including excessive fsr, shortfall on loss in both soft and hard open space, walls on boundaries, non compliance on setbacks on north side and south side and non compliance on roof pitch. This was despite the land being in excess of the standard lot size of 250m2 and the site being a greenfield site so there should have been no concessions as it is not an undersized block and it was not a difficult site as it was predominately flat. The development was only eventually approved when a slim majority of Councillors voted against Council planning staff recommendations to approve it.

As part of that controversial approval, some minor concessions were made to neighbours. The front verandah was pulled back to 6m from the front boundary in accordance with the MDCP and set back marginally more from then the required 900mm from the southern boundary, the northern two story wall and skillion roof was pulled back 400mm, (not the required 1/3 wall height) from the northern boundary and the rear deck was made non trafficable and to further ensure privacy and no loss of amenity to both neighbour's private open space, a brise-soleil was fitted to the adjoining room. This was a token gesture agreed by all councillors in recognition that this development would effect the amenity of the adjoining neighbours.

Since the approval there have been about half a dozen DA's that have slowly attempted to increase what was a very generous original approval into something that sets a dangerous overdevelopment precedent for the rest of the area and disrespects the MDCP. This DA seeks to remove two of those conditions that were insisted on the night the original Councillor approval was given, the front verandah setback and size and rear non-trafficable deck.

A few years ago another DA attempt was made to increase the front verandah in size and it was flatly refused by Council Planning staff as they recognized there are privacy concerns and that Kangaroo St neighbours are all at least 6m back from the front boundary.

I now live in 39 Kangaroo St and do not wish to see this overdevelopment continue to increase it's bulk and scale, to flaunt the MDCP further or to effect the neighbours amenity any more. It will be seen when you complete the numerical assessment that this house has already excessively exceeded the planning controls and does not need any more concessions. It is already a very large house on a full sized block of land. This is development by stealth as it keeps getting more non compliant every time another DA is submitted and approved for this property.

Yours Sincerely

John Murphy

