
From: K [REDACTED] Cunningham
Sent: 23/04/2024 7:31:15 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to DA 2024/0304 3/28 Reddall St Manly
Attachments: 3 28 Redall St DA 2024 0304.pdf;

To whom it may concern,

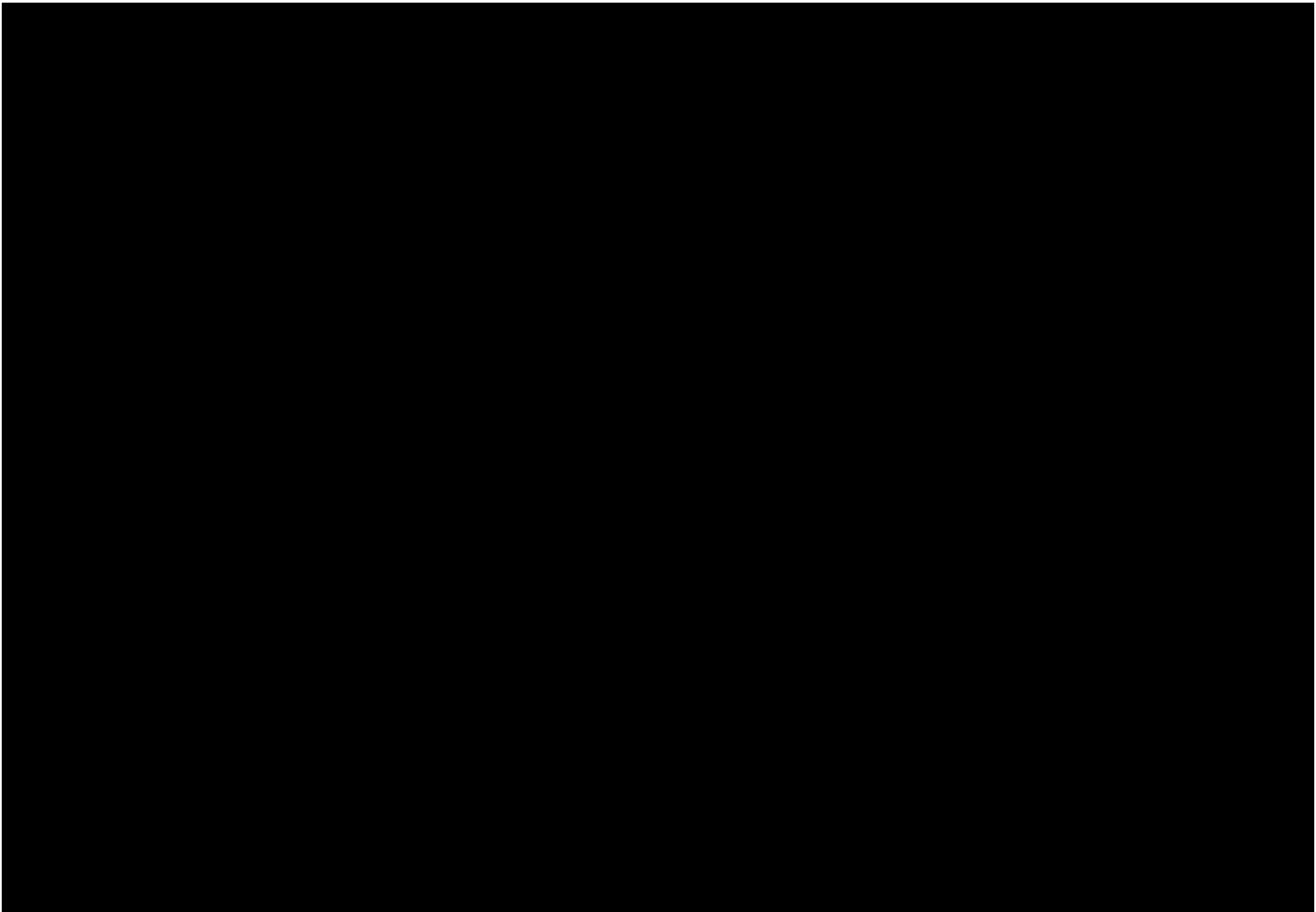
Please refer to our submission for rejection of DA 2024/0304 3/28 Reddall Manly NSW 2095.

Note under privacy and personal information act 2099 I am comfortable to have only my name K Cunningham and address 7/140 Addison Road on the submission.

Please ensure my phone number and email address are redacted and not present on the council website or for public view (these are confidential and for your use only to communicate back with me).

Please confirm back by email receipt of this submission.

Thankyou



23rd April 2024

Northern Beaches Council
PO Box 82
Manly, NSW 1655
Australia
E: council@northernbeaches.nsw.gov.au

Re:

DA2024/0304
Lot 85 DP 70416 3/28 Reddall Street MANLY
Alterations and additions to the residential flat building.

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To Whom It May Concern:

The recent development proposal Application Number DA2024/0304 contains plans to convert a roof loft to a bedroom, ensuite and entertaining (bar) area increasing the overall capacity of the lot to a 5 bedroom apartment.

We object to the application based on two concerns:

- Privacy and noise impact
- Inadequacy of parking for the proposed 5 bedroom apartment

Privacy and noise impact

We note the proposed room loft conversion to a bedroom, bathroom and entertaining (bar area) will impact us on the western and rear elevation. This proposed conversion will make the property a 5 bedroom apartment. The proposed conversion will look straight into our apartment on the western and rear elevation impacting our privacy.

The suggested side dormer window clad weatherboard with operable screening should be, in our opinion only a **high window option** with **non-operable** screening on the western elevation to ensure privacy and reduce noise.

Similarly, the Juliet balcony at the rear elevation would also look into our apartment and we recommend **inoperable awning** to ensure privacy and reduce noise.

The inclusion of a bar area in the loft conversion will increase noise from occupancy and entertaining on this level of the building.

Inadequate parking for proposed 5 bedroom apartment

We understand the proposal for the DA2024/0304 to increase the apartment to 5 bedrooms currently only has 1 garage allocated to the property. This appears to be inadequate to cater for a 5 bedroom apartment.

With no incremental parking allocated to the property in this application it will significantly impact the off-street parking. Concerns for the increased overall occupancy of the development to 5 bedrooms will see a significant increase in parking requirements that may not be covered in the proposal.

Please take into consideration the above raised with the development of DA2024/0304 plan. I look forward to hearing from you.

Yours sincerely,

K Cunningham
7/140 Addison Road Manly