
Sent: 17/02/2022 5:52:44 PM
Subject: Comment on DA2021/2145
Attachments: DA 2021-2145 Burgess.pdf;

Comment in relation to the development proposal at 35 Kangaroo St Manly attached.

37 Kangaroo St
Manly NSW 2095
17 February 2022

Dear Ms Surtees

Re: DA 2021/2145 – 35 Kangaroo St Manly

Comment on proposed alterations to the existing dwelling including the extension of the front deck and the addition of a balcony at the rear

Context

We believe that the existing development at No. 35 already does not comply with a variety of numerical development standards, including floor space ratio, north and south side setback and landscaped open space. Hence the existing size of the front deck, non-trafficable rear deck and brise-soleil screening reflect trade-offs at the time of the original approval, with consideration for the privacy of neighbours open space on both sides.

PROPOSED EXTENSION OF FRONT DECK

The proposed extension

- Is inconsistent with current setback of all properties on Kangaroo St,
- Will impinge on the privacy of both neighbours at No. 33 and 37, and
- Will cover some of the remaining amount of unpathed area of the block No. 35.



View looking south from the front of the bay windows at No. 37



Existing view from inside the upper and lower bay window of No. 37, towards existing deck of No. 35.

Privacy loss to No. 37

Any extension would look directly over the open space in the front garden and give a clear line of sight into the ground and first floor of No. 37.

Noise from any large groups on the enlarged deck is a concern. The existing deck can already comfortably fit 3 or 4 people.

Planning guidelines

The existing front deck is consistent with all neighbouring properties. Any extension would be inconsistent and out of character for the area.

An extended front deck will cover part the last remaining piece of grass on the block. Almost all of the block at No. 35 is pathed, already causing drainage problems into No. 37 at the rear of the property.

PROPOSED REAR BALCONY

The proposed rear balcony comes off the main living floor of No. 35, hence is expected to be heavily used. The existing building has a non-trafficable rear balcony and brise-soleil screening, which were presumably considered appropriate as part of the original planning approval, as trade-offs for the extra bulk and scale of the building.



View from the garden of No. 37.



View from back verandah of No. 37

Loss of privacy at No. 37 – Open space

The proposed rear balcony will overlook all the rear garden, rear verandah and barbeque areas as well look directly into the upper floor bedrooms and verandah of No. 37. The No. 37 kitchen and main outdoor dining areas are situated at the rear.

In addition, the proposed balcony would look directly into the laundry and utility room underneath the garage at the rear of the No.37 block.

Noise from the rear balcony will impact the bedrooms at the rear of No. 37.

Existing privacy mitigation

No. 35. Non-trafficable rear deck and brise soleil screening at rear, to protect the privacy in open areas of No. 33 & 37.

No. 35. A fixed, non-openable and translucent window on the north side of bedroom 3 (no shown on the current plans as submitted).

No. 37. A floor to ceiling fixed wall with a high sill, fixed and translucent highlight window on the boundary side of the upper rear verandah on number 37. To protect the privacy of both No. 35 & 37.



Privacy wall on rear deck of No. 37, adjoining No. 35.

Potential privacy mitigation - Suggested minimum mitigation

Reliance on the existing palm trees as a privacy screen is insufficient. Currently the trees only partially block the line of site from the proposed balcony, but as they grow the branches will move upwards leaving almost no privacy.

Not ideal, but if the balcony is allowed, modify it by erecting a privacy wall along the full length of the north and south sides of the rear balcony, similar to the one on the rear deck of No. 37, at least 1.8m high. The downside of this is that it will add to the already material visual bulk and scale of the building and will materially impact sun light into No. 33, particularly during winter.

Yours faithfully

Nigel & Yukari Burgess

37 Kangaroo St

Manly NSW 2095