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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 21/06/2022 5:50:41 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

21/06/2022

MR Tim Alexander  
18 Wilson ST  
Camberay NSW 2062

**RE: DA2022/0670 - 18 Margaret Street FAIRLIGHT NSW 2094**

Hi Julie,

I am making this submission on behalf of Andrew and Susan Scott, the owners of 13 Laurence St, Manly which is directly over the rear fence of 18 Mitchell St. I was also the architect for their recently constructed new house and pool.

Firstly, I have to say it was difficult to make a thorough assessment of the impact of the proposed development because of the poor quality of the material submitted. However from what is available, our concerns about the proposal and its impact on No.13 Laurence St are: -

1. Loss of Privacy to the Pool Area. If the floor of the existing brick shed right on the rear boundary is to be raised, along with its roof, by about 1m (levels on survey and plans missing) to be level with the Ground Floor level, as it appears, then anyone in the proposed cabana will be able to look straight down into No.13's pool area at a close range. As well, again with no proposed levels shown, if the rear yard is to be raised at all, this will also result in overlooking of the pool area. While privacy screens along part, or all of the rear boundary maybe a solution, these would significantly impact onto No.13 by cutting off afternoon sunshine.
2. Loss of Sunlight onto the Pool Area. The raising of both the main roof by approximately 1m plus the proposed raised Vergola roof over the cabana will both lead to increased afternoon overshadowing of the pool area, especially during the Equinoxes. It is at these times of the year that afternoon sunshine is important for the extended swimming season provided by the pool heating. The shadow diagrams, as well as showing the proposed development on the existing diagram, don't appear to have taken into account the steep drop off into No. 13 which would extend the shadows considerably.
3. Noise. The widening of the rear deck opening off an opened up living area, wrapping around into the cabana and stepping down to the level back yard means there is potential for noise from a large party to be very intrusive into the rear yard and bedrooms at the back of the house in No.13.

We trust you will take note of our concerns about the impacts the proposed development will have on the occupants in No.13 Laurence St and their ability to enjoy the privacy and ambience of their rear yard/pool area.

Thank you.

Regards,

Tim Alexander

For & On Behalf of Andrew and Susan Scott.