
Sent: 22/11/2018 5:18:32 PM
Subject: Online Submission

22/11/2018

MS Deborah Gordon
162C Woodland St North ST
Balgowlah NSW 2093
deborah.gordon@anz.com

RE: DA2018/1743 - 402 Sydney Road BALGOWLAH NSW 2093

Mark Verhoeven
Deborah Gordon
162C Woodland Street,
Balgowlah, NSW 2093

22nd November, 2018

Manly Council,
1 Belgrave Street,
Manly , NSW 2095

Re Proposed development no. DA2018/1743 396 to 402 Sydney Road, Balgowlah.

We are the owners/occupants of 162C Woodland Street, Balgowlah.

We are located 3 properties down from proposed development and we feel that the height of this development would impact our privacy.

We appreciate that a new development will add to the overall appeal of the area; however, the style and size of this development on the size on the block would be an overwhelming structure. It is our understanding that the development standard states that maximum 12.5 metres reflects the desired future character of Balgowlah.

The northern side of the development impedes our privacy in our main outdoor living space and exceeds the 12.5 metre height expectations for the area and the upper levels of the development appear to exceed the set back limits by around 5 metres.

The new development plan for 404 Sydney road has recently been approved over height, however, the design of the building has been sympathetic to our privacy.

We do not believe this development respects the fact that although the development site is zoned B2 we are in a R1 zone and this development is on our boundary. It is my understanding from seeking advice that any new development needs to take into account and to recognise the impact that they may have on a boarding zone. In this case a R1 zone.

To be sympathetic to the impact on our privacy and our residential zoning we believe that the third floor which already exceeds height restrictions should be removed and the buildings overall setback from the north fence needs to be reconsidered.

We believe the style and mass of this development will overall impact our privacy and standard of living as well as the value of our property.

Yours Sincerely,

Deborah Gordon & Mark Verhoeven