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**Sent:** 16/05/2021 10:06:59 PM  
**Subject:** Online Submission

16/05/2021

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Morth Manly NSW 2100  
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**RE: DA2021/0351 - 4 Waiwera Avenue NORTH MANLY NSW 2100**

Dear Mr Booth

We are very concerned about the the proposed developments of both parts of the dual occupancy at 4 Waiwera. Both proposals have made the unusual approach of locating a significant amount of windows and glazing towards a side boundary which directly overlooks into the private open space of 7Nenagh St. Consideration should be given to whether it is appropriate to intensify the development of this site if windows can't be orientated to preserve privacy in adjacent neighbouring sites.

We object to the location and extent of glazing on the western facade given the loss of privacy in the rear external yard of 7nenagh St.

We also note the following:

- Consideration should be given to the future development of 7Nenagh Street (given the change of levels on the site it would be a natural move that if a second level was added to the house it would interface with a raised private open space at the rear that is closer to 4 Waiwera street and that would be even more directly impacted by these changes. Internal views from 4Waiwera would then be directly into a second floor rear facing living area.
- Council would normally conditioned 1800mm sill height or frosted glass to side facing windows
- The windows on the ground floor are elevated enough to look down into 7Nenagh St and thus should be considered differently to glazing at ground level that is set back from a property boundary where there would not be a privacy concern.
- Sunshading elements shown in DA are adjustable and will not prevent overlooking.

Given the amount of Glazing the applicant is proposing to the side elevation the unusual level changes as well as the modification to DA that Key Miles is assessing it may be helpful to discuss on site so you can understand our concerns.

Regards

Ewan Saunders  
7Nenagh St North Manly