
Sent: 25/05/2021 1:39:24 PM
Subject: As discussed, further submission on DA2021/0356

Hi

As agreed, we are following up on our earlier submission, where we had raised concerns on the issues of light, view and privacy.

After seeking advice, we request consideration on the following issues...

DA2021/0356, 32 Reddall Street, Manly NSW 2095

Submitted by: Stephen Coll and Fleur Kennedy

Owners of 5 College Street, Manly (the property bordering the rear of the proposed development)

Effect of Rear Setback

Overall, we are concerned with the proximity of the rear of the development to our property.

We have been advised that the rear setback of the proposed development is non-compliant, as the rear addition has a south-eastern wall height of approximately 7.7m, requiring a south-eastern side setback of at least 2.541m. Only a 2.3m side setback is proposed. We propose this should be at least .5m. Or that the height is lowered eg by making the roof flat.

Overshadowing

The plans provided show considerable shadow (Winter Equinox at 9am) on our front lawn. This is an important space for both the value and enjoyment of our property, as it is the only grassed area on our property.

The rear of our house is overshadowed by a high-rise block and we can only grow grass at the front. We have invested in the lawn and landscaping in the front garden to create street appeal and a tranquil sunny retreat.

This is also an area our kids enjoy in the morning before school. The proposed development show shadow in this area, and will affect the enjoyment and appeal of this area.

Furthermore, the development proposal does not show the movement of the shadow following 9am, which we believe will also affect the study, living space and patio dining area.

And we believe the loss of morning sun will be more pronounced in the summer.

We request consideration of the height of the proposed development to reduce overshadowing, for example a height reduction on the proposed development of 1 metre.

Maintenance of views

We currently enjoy existing water views in an Easterly direction from our upstairs rooms.

Clause 6.9 Foreshore Scenic Protection Area aims to *“protect visual aesthetic amenity and views to and from Sydney Harbour, the Pacific Ocean and the foreshore in Manly”*.

The advice we have received is that the Statement of Environmental Effects has not been sufficiently addressed in the current proposal. Regardless of precious approvals, we ask that proper consideration of any loss of view will be fully considered as part of the process.

Height Poles

We request height poles be erected at the start of the construction certificate phase through to completion.

We appreciate the opportunity to raise these concerns and are happy to take part in further

constructive discussion.

If necessary, we invite members of council to call us to make a time to inspect our property and discuss the issues raised.

Thank you

Stephen Coll and Fleur Kennedy