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**Sent:** 26/10/2020 8:49:08 AM

**Subject:** FW: Revised Plans - DA2020/0702 - 9 Steinton Street MANLY NSW 2095

Hi Admin,

Are you able to upload this submission to Council's website.

Kind regards,

**Kent Bull**  
Planner

Development Assessment  
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**From:** Robert Nichols

**Sent:** Thursday, 8 October 2020 12:19 PM

**To:** Kent Bull

**Subject:** Re: Revised Plans - DA2020/0702 - 9 Steinton Street MANLY NSW 2095

Hi Kent,

Thank you for reaching out to us with the updated plans for application DA2020/0702 -9 Steinton Street, Manly and taking time to talk to us yesterday.

Based on the amended plans that have been submitted, I would like to make the below comments.

**Height** - Whilst we are pleased the revised plans have dropped the roof height considerably, we still feel that the proposed height is still too high at the rear of the property and should be brought further down to be at the same height as the highest existing structure in the row. Bringing the height inline to us is not trivial and will ensure a consistent approach and mean we are afforded the same same shadowing and natural light across our property as our neighbours. We continue to see no reason for the additional height versus the others that have been built up or approved already and achieved the same outcomes both externally and internally with fixtures and fittings with less height.

**Overhang** proposed to the east side of the property - We note that there has been no amendments to the plans for this first floor overhang. Our comments remain firmly the same based on our original submission. We are firmly opposed to this. The plots of land are small and limited space we have between the properties allow for space between us whilst letting in natural light, air flow and heat in the winter. In particular with the impact of COVID 19 and increased work from home arrangements on a go forward basis, our office is in constant use. It's only window is directly below the first floor overhang (our windows on the ground and first floor omitted from the plans in this area still) and it will receive minimal natural light, air flow and heat in winter if this is allowed to proceed. We request that the

original space between the boundary line are maintained and allow both properties the same benefits of this space. Others have been able to achieve a three bedroom, 3 bathroom build on the row without the need to encroach on this space and impact the next door property.

I hope this additional information helps you with your process and decision making both from regulations and property owners standpoint.

Any other info you need from us please feel free to reach out.

Kind Regards

Robert & Ria Nichols