
From: Mark Fletcher
Sent: 30/04/2024 9:00:36 AM
To: Council Northernbeaches Mailbox
Cc: [REDACTED]
Subject: TRIMMED: Issue of concern with DA2024/0354

To: Lachlan Rose

Objection to proposed development:

Application No. DA2024/0534

Address: Lot 11 DP 9777 185 Balgowlah Road BALGOWLAH

Submission from:

Mark and Louise Fletcher

Lot 21 DP 9777

28 Lodge Street Balgowlah

We have no objections in principle to another level being added as long as it complies with Council's planning requirements including height controls, but we would like to object to one aspect of the above development proposal on the grounds that it will significantly impact the amenity of our property of 28 Lodge Street which is situated to the south (rear) of the proposed development.

Our objection is to the impact to our amenity from the winter sun reflecting off the proposed south facing 25° pitched roof at the rear of the second story which will be clad in metal sheeting.

The impact on us is:

- * ·Known
- * ·Demonstrable
- * ·Avoidable
- * ·Severe
- * ·Frequent, and
- * ·Impossible for us to mitigate against without significant time and cost to us and having serious amenity implications for our property.

Known

The impact is known to us through prior experience. There were renovations done to this property circa 2012 under a complying development CC 22/2010. The renovations included the addition of a pitched roof over the rear of the house which is clad in corrugated 'Colorbond' metal roof sheeting. This section of pitched roof reflected the winter sun onto the primary living area of our house and made those areas (rear deck, kitchen, dining and living/TV area) difficult to live in due to the intense glare. We had to live with that for several winters until the trees we were forced to plant to shield us from the glare grew high enough to block the reflections. We are concerned the proposed second story pitched roof will cause this problem all over again, but be much harder to mitigate.

The impact is known to the applicants. When we became aware of the reflection issue caused by their prior renovation we immediately approached them about addressing the problem. We had several discussions with them about ways they might possibly remove the problem or mitigate it. They declined to do either, but they are certainly aware that the proposed metal clad pitched roof will cause this problem all over again.

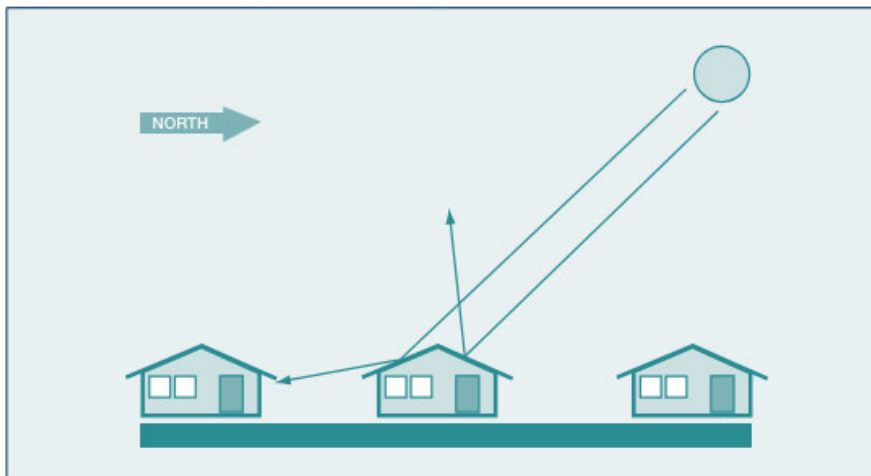
The impact would be known to the architects. Glare reduction/mitigation is a basic design consideration, especially since the exact same problem was caused by the last renovation. That was approved under a complying development arrangement, but we believe glare reflections should have been considered at that stage too.

The impact is known to the manufacturers of the roofing product. Even a cursory search of the internet gives you *Bluescope Steel Technical Bulletin TB-28* which covers Building Materials and Reflectivity.

(<https://tatabluescopesteel.com/wp-content/uploads/2019/01/TB-28-Building-material-refelctivity.pdf>)

It specifically calls out that "when viewed from the south...roofs can result in glare for any extended period of time".

Figure 1: Direction tendency of mirrored sunlight to the North and to the South



The impact is known to the council as we contacted you regarding the glare from the original renovation CC 22/2010, only to be told you could do nothing about it as it was a complying development. In section "3.4.1.5 Excessive Glare or Reflectivity Nuisance" of the *The Manly_Development_Control_Plan_2013_Amendment_11.pdf* it says "All external material and finishes incorporated into the development **must consider and mitigate any excessive glare or reflectivity nuisance**" (emphasis mine).

Demonstrable

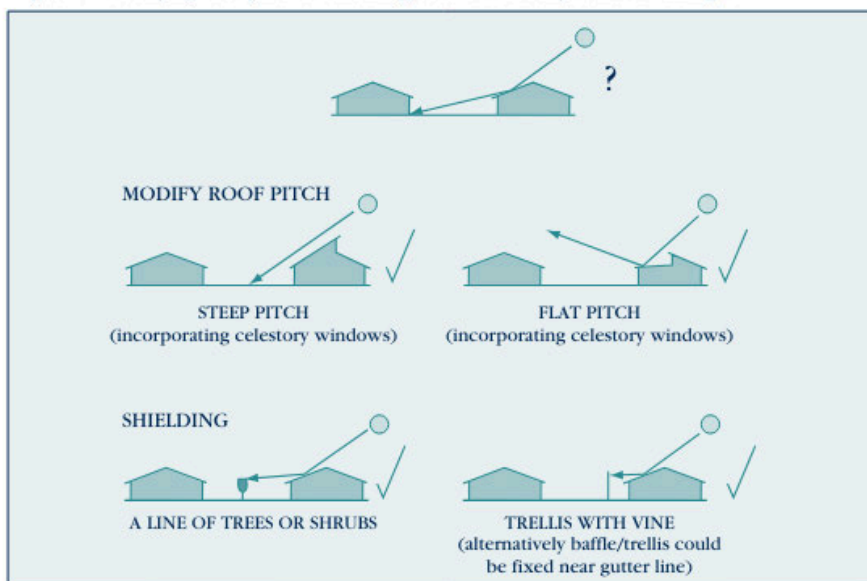
The impact we are concerned about is not hypothetical. It happened before with the prior renovations and it took us years to grow a shielding hedge. We can take pictures from our back deck that shows the sun reflecting off the existing first story roof in winter time.

Simple calculations involving the solar geometry for Sydney will prove that the proposed second story roof will cause the same problem.

Avoidable

The *Bluescope Steel TB-28* spells out how to avoid the glare issue. They have a diagram showing the exact problem we have to deal with and suggested ways to avoid it.

Figure 2: Modifying roof pitch or shielding to avoid directly reflected sunlight



It basically boils down to either not having an angled roof covered in reflective material that will cause the problem in the first place, or shielding from the glare in some manner.

Severe

Based on our experience with the previous renovation, the reflected glare will shine directly into the primary living areas of the house. This includes the rear deck, kitchen, dining area and living/TV area. It will also reflect into our eldest daughter's room which is situated at the rear

of the house on the second floor and faces the proposed development.

Prior to the screening hedge growing high enough to block it, on a clear day the reflection from the prior renovation was so bright that you could not look towards the back wall of the house which is all glass. If you did so even momentarily you experienced swirling green blobs in front of your vision. It was difficult to live in that part of the house during the day without wearing sunglasses and even then headaches were frequent. We don't want to have to live through that again, as this is a significant loss of amenity.

Frequent

The glare is experienced on any sunny day from late autumn through to early spring when the sun is lower in the sky.

It lasts for multiple hours as the corrugations running down the roof act to catch and reflect the sun coming from the sides from mid morning to mid afternoon. We also experience reflections from the music studio roof, though to a lesser degree.

Impossible for us to mitigate against

When the prior renovations were completed under the complying development CC 22/2010 (which we feel should have addressed this known risk) we approached the owners and asked them to coat the roof with something to eliminate the glare. They declined, saying that when they made enquiries of the manufacturer they were told that it would void the warranty on the roofing material.

We had to plant a row of 8 established Lilly Pilli trees (*Syzygium smithii*) up against our rear fence line. This cost us well over \$1,200 and even then it took many years to grow them to the current height (~4m tall) at which point they just manage to block the reflections from the existing lower pitched roof. This is at the cost of casting shade over approximately 50% of our backyard during winter days. Grass will not grow in sections of this shaded area.

This line of trees has reached its mature height and will do nothing to block the proposed roof. We estimate any screening vegetation would need to be around 8 m tall at our rear fence line to achieve that. We would need to remove the existing trees, purchase and plant new vegetation that will grow high enough and then wait many more years for the full height of 8 m to be reached. Even if we did this, this solution would mean that we would have shade across the entire width of our back yard for approximately half the year. It would also do nothing to block the reflection from the roof into our daughter's bedroom which is in the north facing part of our second story.

We could install blackout curtains across the entire back wall of the house, but they would need to be kept closed for most of the daytime. That would also do nothing to stop the glare from reaching the back deck.

We have consulted a local architect on this matter and contacted a local town planner to assist us with this objection. They will not be able to provide their feedback to us immediately, so we are submitting this interim objection and request an extension to allow full review should that be necessary.

We request that the planned work be modified to ensure that the roofing material used and/or the angle of the roof line constructed does not cause a repeat of the glare into our property.

Mark Fletcher [REDACTED] Louise Fletcher [REDACTED]