
Sent: 28/09/2021 2:21:31 PM
Subject: Attention; Development Assessment, Maxwell Duncan. Submission Application
No DA2021/1408 16 Addison Rd Manly
Attachments: 12 Addison Road Submission.docx;

Dear Maxwell,

Please find below my submission Re. the proposed development application for 16 Addison Rd, Manly. DA2021/1408

If you wish to correspond with me via email about my submission please use ann.james2@bigpond.com not the email address on this correspondence as this email was sent by my daughter on my behalf.

Kind Regards,

Ann James

12 Addison Rd Manly

12 Addison Road
Manly NSW 2095

Attention: Maxwell Duncan
Planning Department
Northern Beaches Council
P O Box 82
Manly NSW 1655

Application Number DA2021/1408
Address LIC30003605 and Lot 2 DP325220 - 16 Addison Road Manly

This letter refers to the proposed development application for 16 Addison Road Manly. I am the owner of 12 Addison Road Manly. I respect the rights of the owners of 16 Addison Road Manly to develop their property, in compliance with the relevant Statutory and Non-Statutory planning controls and planning objectives.

I have reviewed the proposed development application with guidance from an architect and town planners and raise the following concerns.

The Statement of Environmental Effects, incorrectly describes the development as “the rebuilding, alteration and extension of the existing dwelling house.” [See page 16 (6.7.10)]. The existing dwelling is to be fully demolished, extensive excavation occur, and new landscaping of the site is planned, so there are no constraints imposed by an existing building. I therefore expect the proposed development will be fully compliant with all relevant planning controls. This does not appear to be the case.

Building Bulk / Number of Storeys / Height / Boundary Setbacks

The proposal is a visually bulky building. The three storeys, three-sided ‘glass box’ rising vertically and highly visible from neighbours, Sydney Harbour and nearby vantage points is not a low-impact residential development as described in the Statement of Environmental Effects [See page 12 (6.2.2)]. Further “*the height and bulk of the building is not consistent with that which is envisaged by the planning controls.*” [See page 12 (6.2.2)].

The proposed encroachment of the building within the foreshore building line on the northeast aspect, should not be permitted. While the balcony of the existing building encroaches the foreshore building line by less than a square metre, the proposed encroachment is more than 2.5sqm but over three storeys. As such this encroachment

contributes to the overall bulk of the development and the non-compliance with height restrictions.

Council for many years has restricted developments within the foreshore building line to avoid precedence. I question the need for a “boatshed”, with a landscaped terrace when there is no direct access to Sydney Harbour to launch a boat. Is this truly a boatshed?

Both side boundary setbacks are significantly non-compliant with the required one-third of adjacent height requirements. These non-compliances result in adverse amenity impacts. This noncompliance contributes to the bulk of the development.

The wall heights are exceeded in a number of areas and result in adverse amenity impacts. The height of the building over the “glass box” on the foreshore side does not comply with the maximum height restrictions.

Loss of View

The current building is a single storey dwelling with a pitched roof. The construction of a large, bulky, three storey home will have a significant negative impact on views I have enjoyed of the iconic Sydney Harbour, and surrounding foreshore for many years. The noncompliance of boundary setbacks and wall heights result in loss of view from my first-floor bedroom and balcony area. The loss of view is unacceptable to me.

The landscape plan notes the positioning of palm trees (10m to 15m tall). These palms will block my view of the harbour and foreshore area which is unacceptable to me. I request that all planting is restricted to a maximum height of 5m and be positioned so that they do not limit the views of the harbour foreshore and surrounding area, of neighbouring properties.

Solar Panels / Aerials

The Statement of Environmental Effects notes that solar panels are to be installed. These have not been included in the height plane drawings and will increase the height of the dwelling as they will need to be angled on the flat roof.

The upstairs bedroom and balcony area of my property will be adversely affected by the glare and unsightly nature of the solar panels. This is unacceptable to me.

Television aerials/satellite dishes have not been noted on the plans. The installation of these on a flat roof will not only be unsightly but also increase height non compliances.

Invasion of Privacy

The location of sliding doors D01 and D02 opening onto a canopy off Bedroom 1 and Bedroom 2 /Study on the First Floor Plan will enable direct line of sight into the first-floor balcony and bedroom area of my property. This invasion of privacy is unacceptable to me.

Excavation

Extensive excavation of the site is required for the proposed development. The vibration, noise and dust from this excavation and the movement of heavy machinery in very close proximity to my home will have a significant negative impact.

In this regard I request the following are included as conditions of consent:

- Monitoring of the vibration from the excavation to ensure compliance with relevant regulations
- A detailed dilapidation report is prepared for my property and a copy provided to me
- The costs of repair of any damage to my property is to be paid for by the owners of 16 Addison Road Manly
- The movement of heavy machinery to and from 16 Addison Road is restricted to hours acceptable to neighbouring properties

Driveway

The shared driveway to 16 Addison Rd is narrow and runs directly beside the entire length of the ground floor of my property which contains all my daily living spaces. I am also afforded access to my rear garden and a parking space on my property via this driveway. The constant movement of heavy machinery, trades and building materials along this driveway, as well as, the inevitable constant restriction of access that will be caused by this is unacceptable to me.

In this regard I request the following are included as conditions of consent:

- A detailed dilapidation report is prepared for my property and a copy provided to me
- The costs of repair of any damage to my property is to be paid for by the owners of 16 Addison Road Manly
- The movement of heavy machinery, trades and building supplies along this driveway, to and from 16 Addison Road is restricted to hours acceptable to neighbouring properties.

Conclusion

For many years Fairy Penguins have nested under the dwelling of 16 Addison Road and in the garden area. The development of the site and proposed landscaping should in no way detract from these endangered species nesting on the property.

There is no apparent reason why a modern development cannot be designed and constructed on 16 Addison Road that complies with relevant statutory and non-statutory planning controls and planning objectives. Given the number of issues of non-compliance that have a negative impact on mine and neighbouring properties, in my opinion, the proposed development in its current format should not be approved by Council.

I appreciate the opportunity to review the development application and look forward to receiving notification from Council on the final decision. If modifications and changes to the plans are submitted by the owners of 16 Addison Road Manly, I request I am notified and given the opportunity to review the changes.

Regards

Ann James