
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 2/03/2023 2:19:39 PM
To: DA Submission Mailbox
Subject: Online Submission

02/03/2023

MR Martin Jones
7 / 23 - 31 Whistler ST
Manly NSW 2095
[REDACTED]

RE: DA2022/2256 - 22 Raglan Street MANLY NSW 2095

Submission letter for DA2022/2256

Dear Mr Tony Collier,

After reading the proposed development documents, we would like to raise a submission. These are the following reasons:

1) We believe this Proposed documentation doesn't comply with the Manly Development Control Plan (4.1.4 Setbacks (front, side and rear) and Building Separation), which sets regulations for new buildings.

Specifically, it would decrease the amount of sunlight (which is also evident from the Shadow diagrams document). We have noticed that there is already an increased risk of black mould occurrence in this area - with underground water and high air humidity (which is dangerous for health). If this new building creates even more shade, the risk of black mould growth might rapidly increase. Also, there used to be a tree here and it had to be cut down. One of the reasons was the shade it created. In the proposal, there are three new trees together with a new building, a taller one than ours. This combination would create an enormous amount of shade and could create possible issues mentioned above. Therefore, we suggest setting/moving the new apartments back, further from our building (closer to the Raglan street), evaluate the new proposed trees and their additional impact on creating shades, and keeping the official 11m building height.

Also, the new building does not seem to keep a reasonable level of privacy (the Manly Development Control Plan mentions 12 metres, here, it is hardly 9 metres - where living rooms/bedroom windows would directly face each other). Or will the balconies be at least partially covered? This was, for example, done at the adjacent corner building at 18 Raglan st., Manly. Even though the building is not even directly facing windows to windows, their balconies are still partly covered to provide enough privacy) Therefore, we propose to at least partially cover the proposed terraces to keep a reasonable level of privacy (not only at the fence level but also at the top, where the windows are).

Another thing is the building's height. It will make a difference if the new building is 11 or 14 metres tall - as this side of the building gets the afternoon sunlight (as mentioned above). The taller the new building is, the less direct afternoon sunlight our building gets. So again, we believe the new building should comply with the Northern beaches plan should be followed. Plus, it might set a bad precedent for other developers (if they could break the Manly Development Control Plan, I can break it as well). Therefore, we propose keeping the official 11m height for new buildings in this area.

2) We believe the construction works would not comply with the noise level because of our windows' poor quality (glass thickness and frame insulation). And because there are living areas on the side of the future construction works, a lower noise level seems to apply here during the whole day.

The Proposed documentation also mentions this possible issue - that complying with the noise level limits depends on the quality of our windows. Therefore, we would like more information about how this will be solved so the noise level during the day complies with the official regulations.

How will the company keep the noise level down during the construction/demolition works to comply with the official noise level for living areas? Once the construction starts, there is not much we can do if the official standards are not adequately followed.

With kind regards,
Martin Jones, 7/23-31 Whistler Street building