
Sent: 13/02/2022 3:35:16 PM
Subject: Application number DA2021/1408
Attachments: 16 Addison Road - submission from 20 Addison Road.pdf;

Dear Mr Maxwell Duncan

This email

Is on behalf of Ross and Vivien Sterrantino who are the owners of 20 Addison road Manly.

This is some feedback on the development for 16 Addison Rd Manly as this is the neighbouring property. We are to the north east side of the proposed development.

1a. Boundary

We have learnt from a different neighbour that the developer has said the site could be accessed from the north side of the development, however this is incorrect.

20 Addison road is private property and has a private driveway and WE DO NOT GIVE PERMISSION TO ANYONE LIVING OR WORKING ON 16 Addison road at all for any reason or at any time.

Please note that 20 Addison road has a decorative concrete wall that is positioned ENTIRELY ON OUR PROPERTY and it is adjacent the boundary line. This concrete wall also forms part of the portico to our front door and also hold up our roof and so is an integral structural element of our home. We must ensure it is not encroached or damaged during the demolition or building/ development works.

We mentioned this in a previous submission to ensure that the developer must take care to respect our concrete decorative wall, and so we are extremely worried upon hearing the developer says they will access the site from the north side.

Please reply with the information requested.

1b. Boundary fence

The information says at 1.8 m high fence will be along the boundary between the two building and then it will be 1m high fence towards the front of the building facing the view.

Is this measurement from the existing ground level, or is it from the new lower ground level that will be excavated for the new building?

Please note the ground level on the 16 Addison road side is lower than the ground level (concrete path) on the 20 Addison road side of the boundary.

We have also not seen any information or examples of what the boundary fence material would be. Please provide this information.

We do not know how deep the new ground level will be for the depths of the lower ground level.

2a. We continue to be concerned about the weight of the new building at the front side facing the view and hope it will be structurally sound. This is because it is beyond the foreshore distance and underneath are probably a series of caves and crevices.

3a. excavation amount - we continue to be concerned about the fencing or what will be erected to ensure the excavation will not cause our property to be at risk of sliding into the excavation hole at 16 Addison road.

And we continue to be concerned about the retaining walls along 16 & 20 Addison road as they may be susceptible to damage during the large excavation.

We are not sure if the plan will alter the lower terrace level in front of the boat shed and whether this will impact the retaining wall next to our lower terrace. Please advise.

4a. We are concerned about the set back from the boundary line and it says it will have the same set back as the existing building for the ground floor, and if this is true then that is acceptable.

We object to any structure proposed to be built on the boundary, and wonder if the new fence will be

built ENTIRELY on 16 addison road?

14a. We continue to be concerned by the plans showing 2 laundries as we believe this indicates an intention to sell this as a dual occupancy type home(house with an apartment underneath) and question if the council allows that property to be dual occupancy?

We had a series of other question that we did not hear back about. Are our other questions able to be answered?

Please see attached for the previous submission and questions.

Kind regards

Sent from my iPhone