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Subject: Online Submission

26/09/2021

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MANLY NSW 2095
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RE: DA2021/1408 - 16 Addison Road MANLY NSW 2095

06 September 2021
General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Re: Development Application DA2021/1408 - 16 Addison Road, Manly
In response to Council's letter, dated 20 August 2021, regarding the Demolition works and construction of a dwelling house including a boatshed and swimming pool at the abovementioned site, please consider the comments below.

1. Increased Loss of Privacy resulting from Overdevelopment around the foreshore building area.

From the architectural drawing set made publicly accessible on the Northern Beaches Council tracking website, it is depicted that the proposed dwelling house is in breach of i) the maximum Number of Storeys constraint, under Part 4.1.2.2 of the applicable DCP and ii) the maximum Wall Height Constraint, under Part 4.1.2.1 of the applicable DCP.

As a result of the above breaches, a significant portion of unreasonable "building bulk" is proposed immediately adjacent to the foreshore, with a total of three (3) storeys encroaching beyond the foreshore building line.

It is with great concern however, that a considerable loss of privacy will result from the inconsistent building bulk around the foreshore, as additional opportunities to directly overlook private open spaces of the adjoining properties will be realised.

The photographs below demonstrate the current sight lines achieved from the existing residence (subject to the DA) to the adjoining private open areas of Unit 1, 22 Addison Road.

Photograph (A) - Sight Lines between Existing Residence and Main Private Open Space

Photograph (B) - Sight Lines between Existing Residence and Main Private Open Space

Photograph (C) - Overlooking from Existing Residence (site subject to the DA) towards neighbouring main private open space

As the new proposed building is i) sited beyond the existing building footprint towards the waterfront (and implicitly in breach of the foreshore building line setback) and ii) is multiple storeys higher than the existing building envelope (and in breach of wall height and storey

controls), it is clearly established that direct sight lines from the property (subject to the DA) will be further increased, and as such, will exacerbate further concerns of relinquished privacy and associated amenity for the adjoining residences.

As stated under Part 3.4.2 (Privacy and Security) of the applicable DCP, objectives in this regard include:

- To minimise loss of privacy to adjacent and nearby development by: appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings; Mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings
- To increase privacy without compromising access to light and air. To balance outlook and views from habitable rooms and private open space.

It is concerning that the above objectives have not been carefully considered and implemented through the new design, to mitigate any adverse environmental impacts imposed upon the adjoining properties.

The elevational drawings depict extensive amounts of glazing as façade treatments (across three levels of the building) with no additional considerations towards external screening devices, to adequately address overlooking and additional sight lines generated from multiple habitable rooms within the new residence.

It is also noted that the large expanses of bare, Easterly facing glazing will create significant amounts of undesirable glare, which will be redirected back towards the adjoining properties - and in turn, will further compromise the amenity and enjoyment of the main private open areas (adjacent to the waterfront) for the neighbouring residents.

It is therefore evident, that, the non-compliant elements of the scheme are contributing unfavourably for the proposal. The negative impacts imposed upon the adjoining properties are provoked by these non-complying design decisions, and as such, it can only be urged that full compliance with the applicable legislation is sought to ensure a sensible and appropriate design is achieved in this prime foreshore location within Manly.

Consequently, it is strongly urged that Council enforces careful re-examination of the scheme, to ensure the proposal contributes i) favourably to the locale and ii) sympathetically towards the adjoining properties, to therefore sustain a satisfactory amount of amenity for all surrounding residents (including all critical wildlife habitats) influenced by the proposal.

Yours faithfully,

Unit 1 22-26 Addison Road, Manly. Have photos to attach but cannot attach to this document. If you could supply email address then can supply the photos as described in this document.

