
Sent: 11/03/2019 10:07:33 AM
Subject: Objection to DA 2019/0124
Attachments: 4Aug Sher object 2019 0124.docx;

attn: Maxwell Duncan

As I am often away from Sydney, I am available to show council officers my concern in my property before March 22 or after 27 April, 2019.

Please call me 0411598748 to arrange time
Jenny Kidnie

Objections- DA2019/0124

Proposed alterations and extensions of 4 Augusta Rd Manly

Background to the affected neighbouring property- 3 Sheridan Place, Manly.

3 Sheridan Place was developed from a savagely steep unusable backyard of 6 Augusta rd Manly.

The approval for 3 Sheridan (which met with vigorous objection from #4 Augusta rd previous owners) meant that windows were to be restricted on the eastern ground level to small narrow vertical windows and the building was to be dug into the ground to accommodate objections and allow for view from neighbors on the western boundary at 8 Augusta rd.

Objections to certain aspects of the proposal.

1. Pathway, entry and lighting on proposed North western western access to lower floor and deck areas.
2. The Height of garage- RL 36.150
3. The privacy screen on top of the western side of garage at 1800- RL 37.950

1.The plans show a path and steps to the lower floor extension which run along the side boundary with 3 sheridan place's ground floor kitchen / living, 1st floor living and eastern bedroom windows.

Solution

Please condition lighting to be ONLY low level, low light output, ground lighting east facing away from the boundary of 3 Sheridan place preferably on a motion sensor to ensure no loss of amenity to the occupants of 3 Sheridan during the night.

2. Height of the garage

The garage height is excessive at RL 36.150 with an internal height of 3050 mm .

It is impossible to conceive that a solid masonry garage with 1800 high screen will not block morning light. It is doubtful that the shadow diagram takes into effect of early morning light and sun into

the windows of the kitchen and living on the ground level of 3 Sheridan place.

As mentioned previously, 3 Sheridan's approval allowed only narrow windows for light due to #4 Augusta's objections.

Screen proposed on top of garage Western side wall

- a. 1800mm privacy screen is planned to be set on top of 3200mm height garage just 1 meter from the boundary of 3 Sheridan place. That gives a wall height of 5.47 meters from street level which will put the ground living and kitchen in almost complete darkness and shade as well as the first floor living and bedroom in early morningst.
- b. The screen also creates a major water view loss from some of the main 1st level living eastern windows and bedroom.

Solution

- Lower garage height by either making the head height inside the garage at 2400mm +/- or removing more soil to dig the garage into the site further as the proposed ground RL appears to be between 300 and 500mm higher than the 3 Sheridan place hardstand parking RL
- The top surface of the garage should be no higher than the floor level of 1st level balcony of 3 Sheridan Place to keep street scape and symmetry of neighbouring buildings on the southern side of Sheridan Place
- Delete 1800 privacy screen to western side of proposed garage and replace with transparent 1000 height fencing- CLEAR glass or stainless rail and wire balustrade.

Regards
Jenny Kidnie

As I am often away from Sydney, I am available to show council officers my concern in my property before March 22 or after 27 April 2019.

