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Northern Beaches Council
22 FEB 2022
MAIL ROOM

18 Addison Road
Manly NSW 2095

10 February 2022

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

SCANNED
NORTHERN BEACHES
COUNCIL
23 FEB 2022
20

Application Number DA2021/1408

Address LIC30003605 and Lot 2 DP325220 - 16 Addison Road Manly

References Impact of Development of Views from my property

Dear Mr. Duncan,

I am writing to you in relation to the impact that the proposed development of 16 Addison Road will have on views from my property. We have previously discussed this when you visited my property to take photos last year.

I am aware that modified plans and supporting documents have been uploaded on Council's website on the 5th January 2022. My comments below relate to these documents.

View Analysis Report by Symons Goodyer

I strongly disagree with the statement on Page 13 "*the impact on the views from 18 Addison Road is considered to be minor.*" How can a view "*considered to be of medium value, with the land/water interface adding to the value of the view*" [Page 12] become minor because of a cleverly worded document? Photomontage 3 clearly shows how much of the view of Little Manly Cove is lost.

While Photomontage 4 shows the height compliant perspective in terms of the potential building envelope permitted by controls in MLEP 2013 and MDCP 2013 relating to building height, wall height and boundary setbacks, it does not consider the restrictions that apply to total loss of views from neighbouring properties. While this may seem to be a justifiable argument for the developer, in my view the information is out of context.

Letter from Symons Goodyer dated 30th December 2021

Comments regarding increasing the side boundary setbacks [Page 2].

When purchasing the property with the intention of building their dream home, the owners knew that the block was narrow. To justify why they should not comply with boundary setbacks as it will affect their amenity, but it will have a greater impact on neighbouring properties, seems a very one-sided argument. Given the impact on loss of views from my property I request Council to insist on compliance with all boundary setbacks.

Thank you for considering my comments in assessing this development application.

Regards

Victoria Liew-Dwyer

Victoria Liew-Dwyer
14/2/22