
Sent: 25/02/2022 12:17:16 PM
Subject: Re: Submission Acknowledgment
Attachments: L220225 Submission #2 re DA for 16 Addison Rd by U6 22-26 Addison Rd.pdf;

Dear Council and Mr. Duncan,

Attached, please find an additional submission regarding DA2021/1408 - 16 Addison Road, Manly.

Best regards,

Aline Matta and Tom Jacobs
Unit 6, 22-26 Addison Road
Manly

On Wednesday, September 8, 2021, 04:46:28 PM GMT+10, <dasub@northernbeaches.nsw.gov.au> wrote:

08/09/2021

MR Thomas Jacobs
Unit 6 22-26 Addison Road ST
Manly NSW 2095

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

Dear Sir/Madam,

Thank you for your submission in respect of the above-mentioned property. Please be reminded that under provision of the Government Information Public Access Act, all submissions will be posted on Council's Website against the application.

The matters that you have raised will be noted and taken into consideration in the assessment of the proposal process. However, please note as previously stated in the notification letter, Council will not enter into correspondence in respect of any submission due to the large number of submissions Council receives annually.

Should you wish to monitor the progress of this development application, please feel free to visit the Planning and Development section of Council's Website at www.northernbeaches.nsw.gov.au.

We thank you for your submission and should you have any queries, please do not hesitate to contact Council on 1300 434 434.

Yours faithfully

Northern Beaches Council

For your reference please find below a copy of your submission:

We have several concerns about Development Application DA2021/1408 at 16 Addison Road, Manly:

- Loss and/or impairment of unique and iconic views from neighboring properties, especially our own at Unit 6, 22-26 Addison Road. New top story of dwelling will significantly obstruct our view towards Quarantine Station and the Heads. Statement of Environmental Effects prepared by symons goodyer is incomplete in this regard as it only assesses impact on views to properties immediately adjacent.
- Per symons goodyer report, this development does not comply with all development controls.

- Calculations regarding Open Spaces exclude the access handle. We are unsure whether this is permissible.
- Non-transparent assessment of impact on sensitive environments and endangered species, especially Fairy Penguins, highlighting extensive redaction of BDAR which prevents adequate consideration and understanding of potential impacts. Redacted information should be made fully public.
 - o It is noted that owners (or their guests) allow their dog and cat(s) to roam freely, which have been seen threatening local wildlife and which may have contributed to penguins not being sighted during field surveys.
 - o Environment report indicates loss from this development of foraging habitat for bandicoots.
- While the reconstruction of the pool and staircase have been approved under a separate DA, when taken together with impact of this new DA, total impact seems excessive for a small site.
- Negative impact on views from water as design is inconsistent with neighboring properties, both immediate and along shoreline.
- Potential glare from solar panels and extensive use of glass impacting neighboring properties.
- Excavation of rocks and foreshore area could have negative impact on nearby properties requiring dilapidation reports, and not just for immediate neighbors.

Thank you for your consideration of our concerns.

Aline Matta and Tom Jacobs
Unit 6, 22-26 Addison Road, Manly

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)

February 25, 2022

Dear Council,

Having read the responses for the Development Application for 16 Addison Road, in particular the View Analysis prepared by symons goodyer ("the Analysis"), we write to express our continuing serious concerns, with respect to the significant negative impact on the iconic views from our unit (Unit 6, 22-26 Addison Road).

We read the analysis which describes our view as "medium to high value". We would argue that taken as a whole, this view is clearly 'high value' and unique given the iconic, historical importance of Quarantine Station with the direct line of sight from our balcony to the water and interface with the land and to the Station itself.

The statement on page 17 notes that Photographs 7, 8 and 9 are "across the side boundary of the subject site", and that while the photos are from a standing position, they also appear to be available from a sitting position. The analysis then goes on to inaccurately conflate these notions with the planning principle that "*the expectation to retain side views, and sitting views is often unrealistic.*" The fact that the photos are "across a side boundary of the subject site" is irrelevant with respect to "side views" from the impacted sight. It is also irrelevant that the photos taken from a standing position might suggest availability of a similar view from a sitting position. These are misleading statements apparently designed to diminish confidence in our expectation to be able retain our iconic views which form an integral part of the enjoyment we gain from the location of our property. (NB: similar statements incorrectly conflating these issues are in the letter dated November 21, 2021 from symons goodyer to the Council.)

We find the conclusion of the Analysis describing the impact on our view as 'negligible' as patently incorrect. Further, we find the choice of photographs aiming to support this view grossly misleading. We draw attention to Photograph 7 and Photomontage 5 in the Analysis, which are taken from the extreme north – west corner of our balcony from a viewpoint that appears specifically chosen among others for the Photomontage to minimize the potential impact on our views by those reading the report. This vantage point and any conclusions drawn from it should be ignored given the fact that it not a place from which anyone would ever stand to appreciate the views in question.

What is relevant is the potential negatively impacted view from vantage points which would actually be used. To be fair to all parties, the applicant should be required to provide additional photomontages like what was done in Photomontage 5, but from various vantage points so the true and effective impact on views can be fully and transparently assessed. Any additional height or other impact of the proposed solar panels should be included.

In the absence of these, we are attaching photos we have taken about 1 meter back from the middle of the balustrade at a natural vantage point for enjoying the iconic views in question. We have outlined and shaded the significant negative impact we would suffer from the proposed development. As we are unable to provide the level of accuracy and aspect as Photomontage 5, the attached photographs should be used for additional photomontages and shared to ensure a fair treatment of concerns.

Other points:

1. We highlight Objective 3 on page 2 of the Analysis, which rightly emphasizes the need to "*To minimise loss of views, including accumulated view loss 'view creep'...*" Our concern is that the current design proposal for 16 Addison sets a dangerous precedent for the future where our

- view could be further eroded, which would have additional and significant negative impact on enjoyment of our property and its value.
2. The Analysis on pages 19-20 acknowledges various non-compliances, which should be corrected in the final design.
 3. The Analysis does not consider the additional negative impact on the height and views due to planned rooftop solar panels. While we applaud the use of sustainable energy, the building design and impact on others must be fully considered.
 4. While we do not offer a view on the quality of the design itself, modifications to reduce the impact on our views could reasonably be made while retaining the overall aesthetic that is intended.

Thank you for your consideration of our concerns.

Aline Matta and Tom Jacobs

Unit 6, 22-26 Addison Road, Manly



