

10008-01 Letter of Response Section 96
11 October 2010

Manly Council
Atten; Yvette Middleton
1 Belgrave St, Manly
NSW 2095

Dear Yvette,

**Re: DA504/2007 Section 96 Application
68 Birkley Road, Manly**



Further to your email received on 21 September regarding the above application, and on behalf of the owner Georgi Coward, we have amended the section 96 application drawings Issue F to address the issues raised. We are the applicants for the Section 96 application lodged with Manly Council.

The main issue raised by the Council is additional overshadowing to the adjoining property to the south as a result of the Section 96 modifications. To address this issue, we propose to reduce the roof height and to increase roof and wall setbacks. Whilst there is still some impact, it is minor and only occurs on the shortest day of the year. The proposal is well below the maximum height controls, as we have reduced the ridge height from the approved DA. This change, along with a reduction in the number of previously approved windows overlooking the property to the south, will provide a net improvement for the owners of 66 Birkley Road.

In support of the these improvements we confirm the following changes were undertaken on the architectural drawings as follows;

1. A01 Site/Roof Plan- Reduce the ridge height by 250mm, Reduce the gable roof overhang to the east side on the ground floor & upper floor roof. Increase the setback to the upper floor balcony. Net effect to reduce over shadowing of adjoining property and improve privacy.
2. A02 Ground Floor Plan- No change
3. A03 Upper Floor Plan- Delete projecting bay southeast side of Bed 1 and increase balcony setback from side boundaries. Propose translucent glass privacy screens either side of balcony to maximise light. Net effect to reduce overshadowing of adjoining property and improve privacy.
4. A04 Section A-A – Reduce gable roof eave overhang. Net effect to reduce over shadowing of adjoining property.
5. A05 Section B-B – Reduce ridge and wall height to the south. Net effect to reduce over shadowing of adjoining property.
6. A06 East & West Elevations – Reduce ridge and wall height to the south. Net effect to reduce over shadowing of adjoining property.
7. A07 South Elevation – Reduce gable roof eave width, delete bay to east side bed 1 and change privacy screens to translucent glass. Net effect to reduce over shadowing of adjoining property and improve privacy.
8. SD01-Shadow Diagram 9am Winter Solstice -Proposed changes to roof and walls have reduced overshadowing.
9. SD02- Shadow Diagram 12noon Winter Solstice -Proposed changes to roof and walls have reduced overshadowing.
10. SD03- Shadow Diagram 3pm Winter Solstice- Proposed changes to roof and walls have reduced overshadowing and overshadowing of rear garden.
11. SD04- Shadow Elevation 66 Birkley Rd 9am/12 /3pm Winter Solstice Proposed changes to roof and walls have reduced overshadowing.

We acknowledge that some additional overshadowing remains in some areas; however, it is minor. There are reasonable reductions in the impact on the adjoining neighbour as a result of the amended section 96 proposal. We believe the changes are fair and reasonable, and should be supported by the Council.

Please do not hesitate to contact us if you require further information.

Kind regards,

Mark Korgul
Architects Registration No. 6221