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11/07/2020

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**RE: DA2020/0702 - 9 Steinton Street MANLY NSW 2095**

I am the owner of number 5 Steinton Street, Manly and wish to object to the development at 9 Steinton Street, DA2020/0702.

Page 3 of the Action Plans for this development states that all terraces, other than number 9 are two storey brick residences. This is incorrect as numbers 1, 3 and 5 are also single storey brick residences.

My objection to this redevelopment is based on the following points:

- This DA is an overdevelopment of the small site. The proposed floor space ratio (1.01:1) is in excess of the maximum allowed (0.75:1) under Council guidelines and is well above what was approved for the redevelopment of the other terraces in this block.
- This redevelopment is in fact 2.5 to 3 stories in height which is contrary to the maximum 2 story height limit in this R3 zone. There appears to be no necessity to exceed the 2 story height level as the extra height is empty space on the ground level. Also, other redevelopments have achieved additional living space and amenities successfully within the 2 storey height limit.
- All internal spaces in the other redevelopments were restricted to within the existing footprint of the original building. The ensuite off the master bedroom in this proposed redevelopment is outside the existing footprint of the building. This extended rear set back breaches the minimum set back required under s.4.1 of the Manly DCP by a further 1 metre.
- The shadow diagram for 3pm, indicates that the shadow of this proposed addition will completely cover my rear yard at number 5, thus eliminating afternoon sunshine to my yard and reducing the amenity of my house.
- The proposed development is totally out of keeping with the Federation character of these terraces and will be clearly visible from all directions. The visual character of the proposed additions when viewed from Steinton Street is a total 'eye sore' and well above the developments of the other terraces that stayed within the height guidelines. The 'trafficable glass' doors off the master bedroom will be clearly seen from Steinton Street (north elevation of the Action Plans) and is totally out of character with these Federation terraces. The line of site diagrams in the Action Plans are inaccurate.
- As the proposed 4 bedroom development will potentially increase the number of people who will reside in the property, this will have a negative impact on street parking as there is no off street parking for these terraces.

In conclusion, the features of the redevelopment can be achieved by adhering to the 2 storey height limit required for the R3 zone. The extra 0.5 to 1 storey is only to provide a water view to the north east for the balcony off the master bedroom. The extra height is totally unsympathetic to the conservation of the group of Federation terraces that has existed for over 110 years. I request that this redevelopment comply with all the regulations of the Manly DCP and Manly LEP.