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**Sent:** 8/09/2021 5:35:42 PM  
**Subject:** DA2021/1408 - issues of concern

I refer to the DA2021/1408 lodged in respect of Lot 2 DP 325220 at 16 Addison Road, Manly and would like to make a submission regarding several matters of concern as follows:

1. Given restricted access to the site, a redevelopment will likely cause major problems for neighbours with congestion on Addison Road during the build.
2. The very limited of-street parking facilities provided on the new property are unlikely to be adequate for a property of this size and will likely result in permanent increased congestion and limitation on parking spots on the street.
3. The glass wall design on three levels facing the water could create annoying glare and reflection for neighbours from street lights in Little Manly. This should be assessed to provide assurance there will be no negative impact on neighbouring properties.
4. There may be an excessive impact on an endangered species (Fairy Penguins) that has, until very recently, been living in rocks close to our property and the site in question. The BDAR is redacted throughout the section relating to Penguins which doesn't allow the reader to fully understand the expected impact.
5. I am concerned that excavation and drilling of the rockface could have an impact on nearby properties (e.g. my property at 22-26 Addison) and thus consider there is a need for dilapidation reports, before commencement of the work, at properties that may potentially be impacted and assurance that any damage to my property or our Strata common property caused by the rebuild will be rectified by the builder.
6. The Statement of Environmental Effects does not fully assess the impact on views of nearby properties, such as 22-26 Addison Road. One or more units in our block will, I understand, have views directly impacted by the new build which will likely negatively impact both the values of the affected units and the values of other units in the block.

I thank you for consideration of these matters

Regards

Sally

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