
Sent: 25/02/2020 10:31:44 AM
Subject: DDP Letter
Attachments: Objection letter to DDP for 19 Manly Rd Seaforth.pdf; Solar access photo 1.JPG; Solar access photo 2.JPEG; Manly DCP Figure 10.pdf;

Hi Bronwyn,

DA2019/1139

Please find attached my written representation letter and supporting photos to be forwarded to the Development Determination Panel's attention for tomorrow's meeting.

Kind regards,

Mario Sanzari

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Application No. DA2019/1139

Address: Lot 1 DP 204401 – 19 Manly Road SEAFORTH

ATTENTION – DEVELOPMENT DETERMINATION PANEL

Please excuse me for my absence from presenting to the Development Determination Panel on Wednesday 26 February 2020 as I have prior business commitments.

OVERSHADOWING IMPACT

HEIGHT

The proposed development plans have significant overshadowing impacts at 17A Manly Road, Seaforth. The amended plans dated 31 January 2020 still hasn't reduced the overshadowing impacts from the height of the proposed development. Our main concern is that we will receive NO morning or afternoon light and this will impact our current solar access which was inadequately addressed in the Assessment Report. I cannot see how you can form an opinion when no one actually visited our premises as planned to assess its impacts.

I will illustrate this with the following example and make reference to clause 3.4.1.2 a) and Figure 10 from the Manly Development Control Plan 2013.

Clause 3.4.1.2 a) states:

For adjacent buildings with an east-west orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors to living rooms for a period of at least 2 hours from 9am to 3pm on the winter solstice (21 June).

I will compare this with 2 photos I have taken from our living room. As you can see, with the current proposal we will no longer receive any solar access from our living room. To compound our concerns, our solar panels will also be impacted. We have received independent solar expert advice who believe this development will make the use of solar energy ineffective from the overshadowing which will lead to increased electricity costs.

I ask the Development Determination Panel for a copy of the Assessment results relating to clause 3.4.1.2 as outlined in the Assessment Report before making a final decision.

FLOOR SPACE RATIO

We understand that the proposed development has a total gross floor area of 301.1 metres squared which is non-compliant by approximately 51 metres squared. This is a 20% variation with the maximum permissible FSR requirement of the LEP. We strongly believe that this is too excessive and you really need to question 'why' and what the real intentions are for exceeding it by that much. Is it just for a quick financial gain then if that's the case then it's not in the public's interest particularly when we have resided in the area for a long time.

Even your own website states that **“our rules keep you and the community safe. They protect the look and feel of the Northern Beaches. If you are going to build on your property, whether it’s a major project, a new house, or an extension, you need to follow the rules”**.

I hear with interest that our local Federal MP, Zali Steggall, has proposed to present to Parliament the Climate Change Bill next month and launch the website Warringah’s Roadmap to Zero. I have already been in touch with Zali and her team on this development application and they have raised their concerns with the effects of solar access particularly on our solar panels from overshadowing. They are interested to know the final outcome from Wednesday’s determination meeting because if it does get approved in its current form, it will illustrate the misalignment of views on climate change between Northern Beaches Council and the Warringah’s MP and she is keen to address this with Mayor Michael Regan. I strongly believe that the general public should know about cases like these and that’s why I have addressed this with Zali Steggall as the public should not be misled on climate change and most importantly the council should be accountable for their actions.

In conclusion, we believe that the amended plans should not proceed because of the negative impacts from the overshadowing to 17A Manly Road and 19 Manly Road’s excessive floor space. I believe there was a lack of transparency in the assessment process and I will therefore be raising an official complaint about this and raising my concerns with ICAC. Should the development proceed with no further height changes, we expect to be compensated to replace our solar panels along with a total reconfiguration of our home electrical network.

Yours Sincerely,

A handwritten signature in black ink that reads "Mario Sanzari". The signature is written in a cursive style with a large, prominent 'M' and 'S'.

Mario Sanzari
17A Manly Road, SEAFORTH



8:28am 2/11/19



3.4.1.1 Overshadowing Adjoining Open Space

In relation to sunlight to private open space of adjacent properties:

- New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June); or
- Where there is no winter sunlight available to open space of adjacent properties from 9am to 3pm, the calculations for the purposes of sunlight will relate to the equinox in March and September from 9am to 3pm.

See LEP definition of private open space and paragraph 4.1.5.3 Principle Private Open Space.

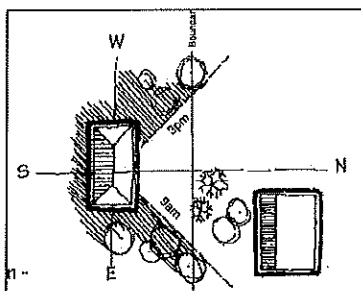


Figure 9 - Plan showing Solar Access from 9am to 3pm

3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties

In relation to sunlight to the windows or glazed doors to living rooms of adjacent properties:

- for adjacent buildings with an east-west orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors to living rooms for a period of at least 2 hours from 9am to 3pm on the winter solstice (21 June);
- for adjacent buildings with a north-south orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors of living rooms for a period of at least 4 hours from 9am to 3pm on the winter solstice (21 June);
- for all adjacent buildings (with either orientation) no reduction in solar access is permitted to any window where existing windows enjoy less than the minimum number of sunlight hours specified above.

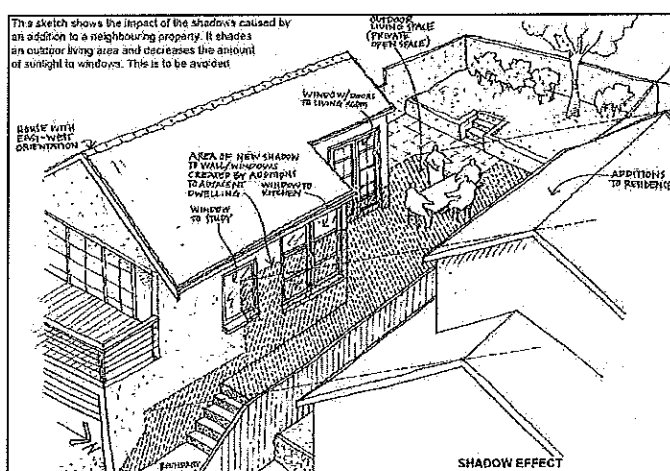


Figure 10 - Shadow effect

diagram.

Note: the building in this figure has an east/west orientation.

3.4.1.3 Overshadowing Solar Collector Systems

A minimum of 6 hours solar access be retained to solar collectors on neighbouring properties.