
From: Michael Gray
Sent: 14/03/2023 9:07:38 AM
To: Council Northernbeaches Mailbox
Cc: megan.surtees@northernbeaches.nsw.gov
Subject: DA2023/0160 - 36 Rednal Street Mona Vale - Submission Gray
Attachments: 230313_DA 2023_0160 Submission 38 Rednal Street.pdf;

Attention Megan Surtees,
Thank you for your time on the phone yesterday.
Please find herewith our submission on the above application
We thank you for the opportunity to comment and your consideration of the matters we have raised.
If you would like to discuss our submission further please do not hesitate to call or email.
Regards,
Michael and Marian Gray

38 Rednal Street, Mona Vale NSW 2103

M - [REDACTED]

Michael Gray
38 Rednal Street
MONA VALE NSW 2103

13th March 2023

Megan Surtees
Planner
Northern Beaches Council

By email; council@northernbeaches.nsw.gov.au

RE: DA 2023/0160
Lot 265 DP 752046 and Lot 24 DP 7953 – 36 Rednal Street Mona Vale NSW 2103

This submission is made by the Michael and Marian Gray being the owners of 38 Rednal Street Mona Vale. Our property is located immediately to the east of the subject site.

We have received the Notice of Proposed Development and have viewed the accompanying documentation submitted as part of this application. As a result of the review of the submitted plans we have discussed some matters with our neighbours (owners of 36 Rednal) and their builder.

The concerns we have raised include;

- **Increased Overshadowing**

Although some shadow diagrams are presented in the DA submission we consider that the proposal to introduce a pitched roof to the garage will increase overshadowing to 38 Rednal in the late afternoon. As a result the slope and extent of the proposed roof pitch to the garage has been raised with the proponent. At present we are working with our neighbours on this. The proposal at present is to erect a frame to indicate the proposed roof extent for consideration. We would maintain that as a minimum the roof pitch of the garage could be changed to match that of the main residence and that overhang north be minimised (refer attached sketches).

- **Stormwater Management**

It is also noted and has been communicated to the applicant that with the introduction of the pitched roof to the garage there will be the need for an eaves gutter and its subsequent maintenance. We note that this eaves gutter has been located within 36 Rednal property, however we note that the only way to maintain this will be from the roof. This is again a reason to minimise the pitch of this roof to enable access.

Further we note that the stormwater report accompanying the DA raises the question of legal access to a stormwater system. As per the recommendations of the stormwater report we would be interested in the outcome of the review of the rights to access the stormwater easement.



ACTION SOUGHT BY THIS SUBMISSION

1. Reconsideration of the garage roof pitch to minimise the impact of loss of solar access to 38 Rednal Street.
2. Confirmation of stormwater discharge location.

Thanking you for the opportunity to comment on this application. If there are any questions in relation to the matters raised please contact the undersigned [REDACTED]

Yours sincerely

38 REDNAL STREET MONA VALE NSW 2103
MICHAEL & MARIAN GRAY
Owners