
Sent: 27/08/2018 12:22:17 PM
Subject: Attention: Maxwell Duncan - Submission
Attachments: MODIFICATION-5 Plant St Letter-2018.docx;

Modification No. 2018/0398 - 10.2014.29.1
Address: Lot 32 DP 6030 - 5 Plant Street, Balgowlah
Date: 27 August, 2018

Ms VJ Willman,
3 Plant Street,
BALGOWLAH. NSW. 2093.

27 August, 2018

CONFIDENTIAL

Mr Maxwell Duncan
Development Assessing Officer
Northern Beaches Council,
725 Pittwater Road,
DEE WHY. NSW. 2099.

RE: Mod2018/0398 - 10.2014.29.1
Lot 32 DP 6030 – 5 Plant Street BALGOWLAH
Modification of Development Consent DA 0029/2014

Dear Mr Duncan,

I wish to object to the above Modification of Development Consent DA 0029/2014 on the following grounds.

1. SUNLIGHT ACCESS & OVERSHADOWING 2. STREETSCAPE

1. 3.4.1 SUNLIGHT ACCESS & OVERSHADOWING

Council's Statement of Environmental Effects states:-

Objective 1) To provide equitable access to light and sunshine.

Objective 2) To allow sunlight to penetrate private open spaces and windows to the living spaces/habitable rooms of **both** the development and the **adjoining properties.**

Objective 3) To maximize the penetration of sunlight including mid-winter sunlight to the **windows, living rooms** and to principal outdoor areas.

In the Applicants' Statement of Environmental Effects of 30 January 2014 under **Section 4.6 – Sustainability** the Applicant states:-

"The glazed voids in the centre of the dwelling will allow for a substantial amount of defused daylighting to the interior of the dwelling on both levels, **reducing dependency on electrical lighting.**"

This "dependency on electrical lighting" should also apply to neighbouring properties. My house is single-storey, built in 1929 with small windows and rooms. My kitchen, Dining/Lounge room and laundry all face south. Sun is totally absent during winter months. The original single storey dwelling at No.5 Plant St. was white and substantial light reflected into my rooms facing south together with access to the sky.

2.

On 19 June, 2014 Manly Council's MIAP panel visited No.5 & No.3 Plant Street before convening. The panel came into my home and immediately looked out my kitchen and dining room windows and agreed that the northern façade of No.5 Plant St. needed to be a white colour to reflect sunlight into these areas especially during the winter months.

MIAP's Notice of Determination of 19 June, 2014 mirrored their decision under Non-Standard Conditions ANS11 to state:-

"The northern façade facing No.3 Plant Street shall be finished in a white colour to maximize reflective light to the neighbour."

The Architect was aware of this Condition before demolition of the single storey dwelling but decided to go ahead and put up dark grey zincalume steel cladding on the northern and southern upper levels.

When the metal cladding was installed I asked the builder if that was the finished surface. He said, "that was it - this was the finished colour". I phoned Peter Boyce, the certifier who sent an email to the builder asking for clarification. I also spoke to Carl Georgeson, from Manly Council who was then overseeing this build. He assured me he would rectify this before signing off on the project.

The Architect instructed the builder to put up white boards over the metal cladding on the northern façade. It is worth noting boards over that metal cladding have simply been screwed on after Council demanded that façade be entirely a white colour before a Certificate of Compliance would be considered.

2. STREETScape

In the Applicant's Statement of Modification they claim:-

1.7 "The intention of Condition ANS11 can be achieved by providing for a majority of the northern façade to be finished in a white colour. The finishing of some of the northern façade in a non-white colour will improve the appearance of the building and therefore also **enhance the streetscape** and character of the area."

The eastern side of Plant Street is curved so that houses on this side of the street are gradually setback from each neighbour. As the curve is from north to south, each house is exposed to the street more on their southern side.

8.3 "The proposal represents an improvement to the environmental quality of the site and surrounding area".

As detailed above, neighbours across the street at Nos. 8, 6 & 4 Plant Street say they do not see the northern façade of No.5 Plant Street. As this streetscape showcases and highlights the front façade of each dwelling, passersby also say they do not notice this northern façade because the frontage (western elevation) of No.5 Plant St has a large percentage of white colour on the walls, entrance stairs and side pathway to this property. This clearly blends in with the northern façade.

3.

Sharing is fundamental to local government decision-making on behalf of all residents. I am the only person adversely affected by any change to the existing white colour northern façade.

In all the above reasons I have detailed, I ask Council to uphold the Condition of Consent ANS11 **without** modification to ensure all possible reflected light be available to protect the amenity in my south-facing public rooms. It would be appreciated if you would visit my home to assess this situation at a time convenient to you.

Your sincerely,

VICTORIA WILLMAN