



32 George Street
MANLY NSW 2095

21st March 2019

ATTENTION: DEVELOPMENT ASSESSMENT
APPLICATION NO DA2019/0188
ADDRESS Lot 23 DP 68091 11 James St MANLY
DESCRIPTION Alterations and additions to a dwelling house
SUBMISSIONS CLOSE 21 March 2019

I wish to object to the abovementioned Development Application on the basis of

1. Overshadowing/Loss of light
2. Loss of Privacy
3. Visual impact on 32 George Street

1. Overshadowing/Loss of light

My property will be impacted by loss of sunlight in the morning which will worsen in winter due to the height and bulk of the proposed addition. We suffer from this with the existing extension to the original dwelling. Furthermore, the main amenity area for this property is the rear garden being basically a 6 metre odd wide terrace with only a small entrance area in George Street.

I feel that we will be heavily impacted by any further developments which further erode how much sunlight is available to us in our principal outdoor space.

- 2 Loss of Privacy

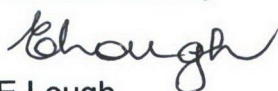
I am disturbed that the plan contains provision for 4 windows on the western side and a deck on the southern side of the proposed development overlooking our back garden and home. This is a further imposition on our privacy which has been recognised by the previous Manly Council in a DA for an extension overlooking several homes back gardens between James Street and George Street.

3. Visual Impact on 32 George Street

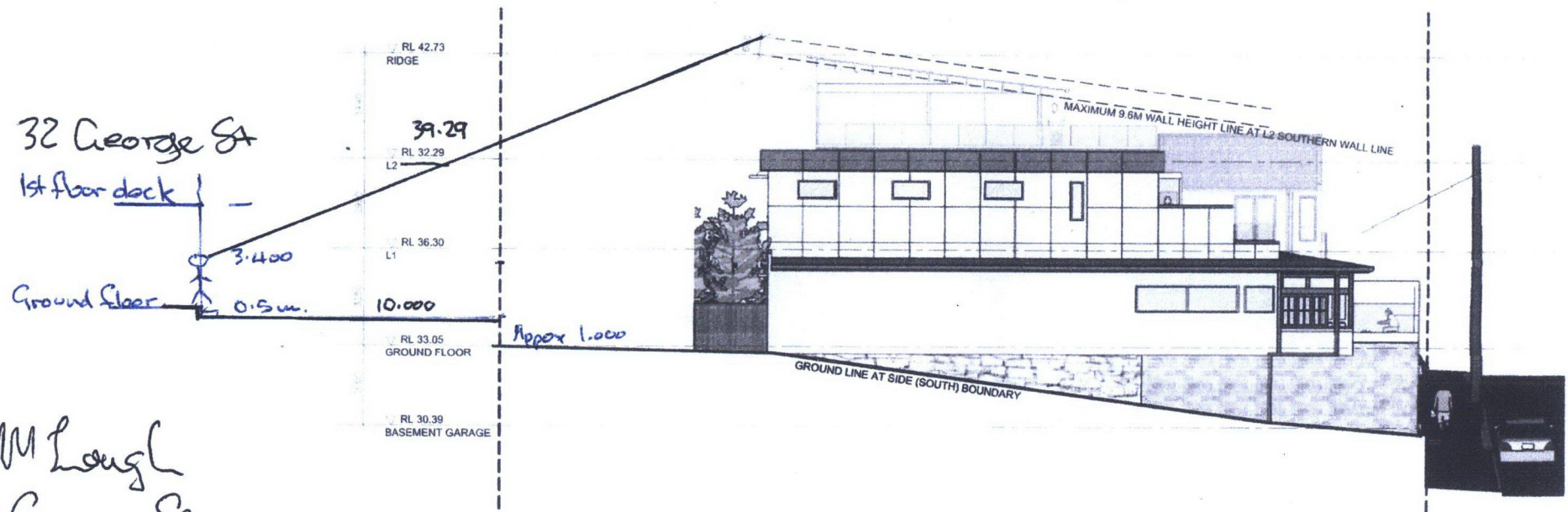
The proposed development in my view is out of step with the surrounding area in size, height, scale and character. Its bulk will be very imposing when viewed from our garden and ground floor especially the roof overhangs.

I have included 2 attachments showing a visual overlay from our back deck and an elevation of the proposed addition showing 11 James Street and 32 George Street. It is noted that the proposed addition adds another 3.4 metres on top of an already imposing structure.

Yours sincerely


E Lough
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from S.M. Lough
32 George St
Manly 2095

 HAO 111/113 GLENVIEW RD SYDNEY NSW 1585 TEL: 0430 263 365 www.hao.com.au	PROJECT: ALTERATIONS & ADDITIONS LOT 23, DP 68091 11 JAMES STREET MANLY NSW 2095	DRAWING TITLE: PROPOSED SOUTH ELEVATION DRAWING STATUS: DEVELOPMENT APPLICATION	SCALE: 1:100 CAD FILE: DA06_Elevs.dwg			
			SIZE: A3 DESIGN: DL CAD: DL	DATE: 18 DEC 2018		
			PROJECT NO: 1803057	DRAWING NO: DA07	REVISION: A	

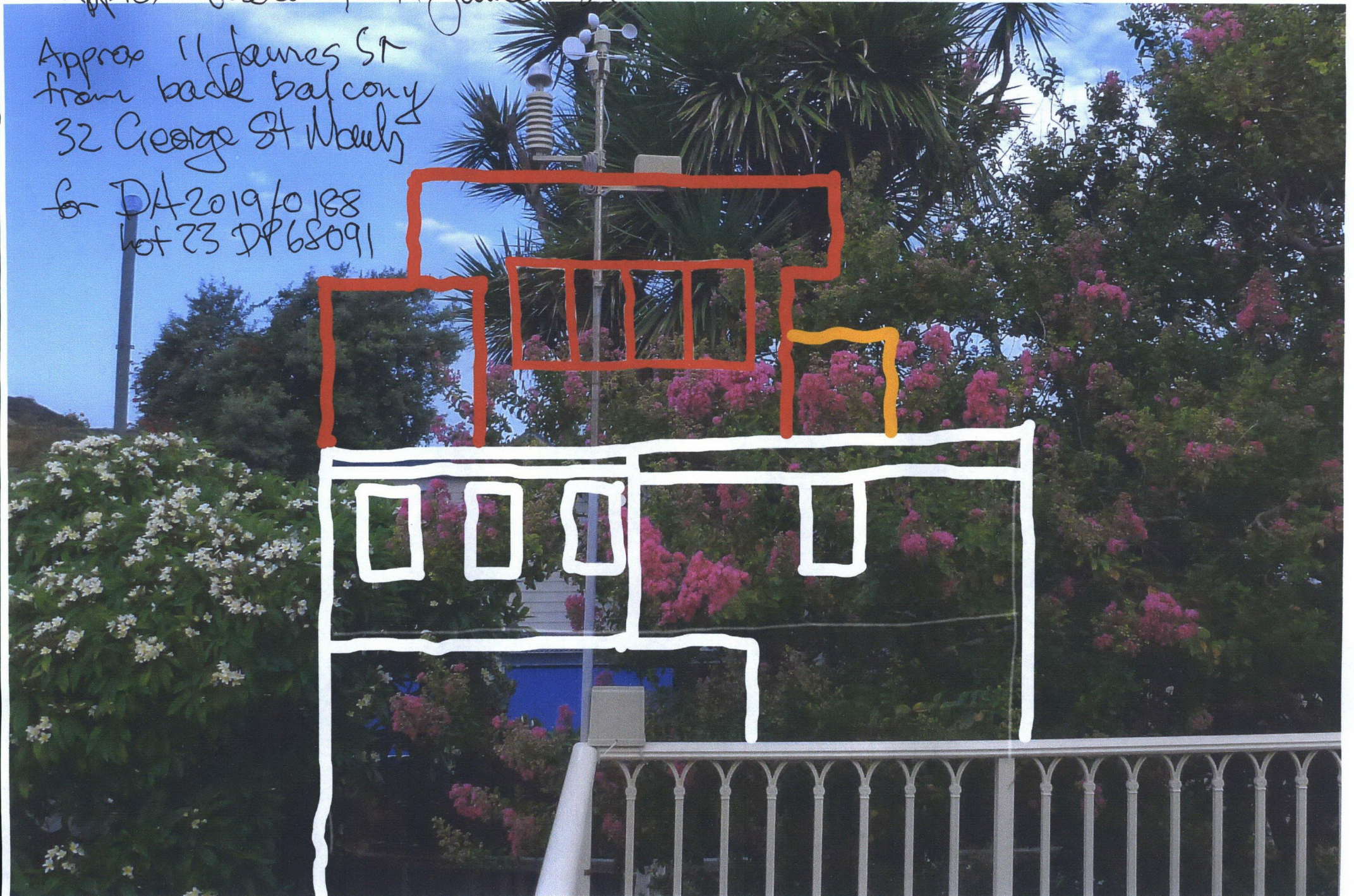
for DA 2019/0188
lot 23 DP 68091.

Elevation including 32 George St

Approx view of 11 James St

Approx 11 James St
from back balcony
32 George St Manly

for DA 2019/0188
lot 23 DP 68091



Elm Lough 32 George St Manly 2015