

[REDACTED]
1 August, 2019.

The General Manager,
Northern Beaches Council,
725, Pittwater Road,
Dee Why, NSW, 2095



DA 2019/0683. 95 Bower Street and 29, 31 & 35 Reddall Street MANLY

To whom it may concern,

We believe the proposed development DA 2019/0683 will have a detrimental effect on our Apartment at [REDACTED] and would like to register our objection to the current proposal.

VIEW LOSS

The view sharing / loss photos provided to council by the architect and labelled Apt [REDACTED] are incorrectly addressed. The photos were not taken from our apartment.

Importantly, a single photo taken from a single fixed position can never represent views enjoyed in a real life situation. People move and their lines of sight constantly change.

We currently enjoy panoramic views of the ocean, beaches and headlands up to Palm Beach and beyond. We enjoy these views, sitting and standing, from our living room, our balconies and our kitchen. They are an integral part of the peaceful life we have and are of immense value to us and our sense of well being given we spend most of our time in our apartment, especially in those areas.

Secondary views are enjoyed from our dining area and bedroom.

These views will be adversely impacted by the height and bulk of the proposed building along Reddall St for the following reasons.

1. The proposed 2 storey building along Reddall Street will extend toward College Street blocking out a significant part of the primary views we currently enjoy of the ocean. Our secondary views will be eliminated.

2. The architects propose to have decks left and right of the building on Reddall St that are lower in height than its central bulk. This is an effort to facilitate view sharing. However, these lower decks are balconies and there is nothing to stop the use of large , free-standing shade umbrellas and / or the growing of plants for screening purposes eliminating the intended views across the deck.

The architects have acknowledged residents will be free to use such umbrellas and grow such plants.

Furthermore, fixed awnings / privacy screens may only require simple approval processes.

Such a detrimental effect can only be prevented if the area is non-trafficable and legally enforceable conditions were put in place to prevent any blocking of views over these balconies.

3. The architects claim that the removal of trees to the right of the building will open up new views. Indeed, this is one of the main arguments to mitigate against the view loss. However, vegetation is transient and new trees may be planted that would grow and block out these new views. Again, this could only be prevented through legally binding conditions which regulate the height of vegetation planted anew.

SET BACKS

We believe that the proposed three metre setback for the two storey buildings lining Reddall St does not represent the prevailing pattern of the street and negatively impacts our view.

Currently, the lower streetscape of Reddall St consists of a mix of garages and buildings of different heights, types and setbacks without discernible pattern.

Of the inhabitable buildings that are set back approximately three metres, the majority are single storey only. In contrast, of the buildings over one storey , approximately $\frac{3}{4}$ are set back six metres and more.

Therefore, because there is no prevailing pattern we believe the proposed buildings fronting Reddall St should be set back further down the hill by the standard six metres.

DENSITY AND FLOOR SPACE RATIO

The proposed development envisages a floor space ratio 64.5% in excess of the Manly Local Environmental Plan.

It also massively exceeds the Manly Development Control Plan regarding density. A proposed 23 dwellings instead of a complying 12.

Its bulk and density are a breach of current planning laws that were put in place to prevent the development mistakes of the past being repeated and protect this area for future generations.

This proposal sits in an environmentally important and sensitive area, next to heritage listed St Patrick's Estate and metres from a significantly important marine reserve and beautiful beaches frequented by the general public. If approved more traffic and less parking will make it harder for non residents to visit the area. It will create a huge and permanent loss for the present and future well being of the public.

OPPORTUNITIES TO MINIMISE/ELIMINATE ADVERSE VIEW IMPACTS

Remove the top storey of building C that runs along Reddall Street.

Set back building C by 6 metres so that it sits further down the slope and reduces the overall height and bulk of the building.

Allow for additional excavation of building C and reduce floor to ceiling heights to help further reduce the height and perceived scale of the building.

Put legally binding conditions in place to prevent the use of umbrellas, screening, awnings or growing of vegetation that will impact on views promised by the architects.

Thank you for your consideration,

Yours Sincerely,

[REDACTED]