
Sent: 5/05/2023 10:19:23 AM
Subject: Further Submission - DA2023/0299 - 29, 31, 35 Reddall Street, Manly (Our Ref:23-046)
Attachments: Submission May 2023 Final.pdf;

Hello Jordan,

Please see attached further submission with regards to DA2023/0299 - 29, 31, 35 Reddall Street, Manly.

The Visual Impact Assessment is provided in the below link: -

<https://www.dropbox.com/scl/fo/cn29dxipgeuqkmgg8vqbi/h?dl=0&rlkey=9mhwz3ra6g48audgh31gtn0p0>

Kindly acknowledge receipt of the same.

Regards

Bob

Bob Chambers | Director



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5 May 2023

RJC:23-046

The General Manager
Northern Beaches Council
P O Box 82
Manly NSW 1655

Attention: Mr Jordan Davies

email: council@northernbeaches.nsw.gov.au

Dear Jordan,

**Re: Supplement to our Submission in relation to DA2023/0299 (“the DA”);
Demolition works, subdivision of three lots into five and construction of five new
dwelling houses with swimming pools, associated landscaping and parking.
 (“the proposal”);
29, 31, and 35 Reddall Street, Manly (“the development site”).**

We write again in relation to the above DA on behalf of Mr Justin Graham (“our client”) and his family. They live at 30 Reddall Street, Manly (“our client’s home”) which is located opposite the development site on the south western side of Reddall Street and which is therefore prone to potential and significant view loss arising from the proposal.

By letter dated 28 April 2022 we provided Council with our submission in relation to the DA. In that submission, we stated that our client was in the process of obtaining a Visual Impact Assessment (VIA) of the proposal and that once the VIA was complete we would send it to you as a supplement to our submission. In this regard, please now see attached the VIA prepared by John Aspinall of Urbaine Design Group.

You will see that in addition to identifying the impacts of the proposal on our client’s home it also deals with impacts on 28 Reddall Street. John Aspinall states as follows in the conclusion of the VIA: -

“There are areas of redesign that could mitigate the extent of visual impact. However, as a result of several areas of non-compliance and an over-eager desire to maximise the financial return on the site, the application should be rejected on the following grounds:

1. Non-compliance with the relevant DCP and LEP.

2. A design that does not attempt to respect the scale and form of the neighbouring context. Neither does the design seek to engage with the street or the community, but it effectively screens itself from the road with an inappropriately scaled building on the western edge of the site.

3. Roof heights that cause severe visual impact upon several neighbouring properties and, in particular, that at nos.28 and 30 Reddall Street.

4. A design that seeks to maximise potential economic value from a site by ignoring the rights of neighbours to view sharing, together with ignoring the local planning requirements. The creation of 5 excessively large and separate buildings has resulted from a brief designating the maximization of views to the new houses. This can be considered overdevelopment of the site, since the resulting issue of noncompliance and non-interaction with the street, create a wholly unsatisfactory design result.

Any consideration for approval of this proposal would set a dangerous precedent in this area, where the amenity of views and the respect of context is paramount, to the detriment of existing residents and the community.

I would strongly recommend rejecting this application on the grounds stated in this report."

Thank you for the opportunity to make this supplementary submission.

Yours faithfully
BBC Consulting Planners



Robert Chambers
Director
Email bob.chambers@bbcplanners.com.au