
Sent: 6/12/2021 9:29:31 AM
Subject: Mod2021/0875 - DA2019/0810 Lot 52 DP 22369 6 Hillcrest Place, North Manly
Attachments: IMG_0211 (002).jpg; IMG_0213 (002).jpg;

Phil Lane

I tried to call you, left my phone number, and ask for you to call me back – but you have failed to do so. The purpose is to discuss what is meant by ‘Balustrade’. Is it meant to be a reinforced concrete wall 150mls wide by 2+ metres in height by some 6+ metres in length, and covering windows – see photo attached. Fortunately this was removed by the Certifier after I spoke with them.

The above proposal is more or less rebuilding the wall again but using the word ‘Balustrade’ which should only be to a height of 1 metre above the appropriate FFL.

It is painfully difficult to determine the FFLs for the ‘Balustrade’ and I need further definitions to determine the appropriate FFLs – otherwise the property owner will establish his own interpretation of the FFLs and instruct the builders to build the ‘Balustrade’ accordingly to his interpretation.

My understanding is that the ‘Balustrade’ is required for Health and Safety reasons – but I disagree as for example at the top of the new stairs and for a length of 1.5 metres along the landing there is already a wall some 1 metre in height which provides suitable Health and Safety requirements. The addition of a 1.8m Balustrade on top of the 1 metre high wall is unacceptable and will totally remove sunshine and airflow on the first level of my veranda. This veranda is also used to dry washing and the removal of the northern sunshine and airflow will prevent the washing from drying.

The attached photos show a reinforced wall that was to cover a significant area of the high windows on the side of my garage which would have removed the northern sunshine and interfered with airflow within my garage. These windows were built many years ago and ensured privately to both the residents of 4 and 6 Hillcrest Place, North Manly. It is important that these windows will not be covered at all by the any future ‘Balustrade’.

As the owner of 4 Hillcrest Place, North Manly I reject the propose building of the 1,8 metres balustrade for the following reasons:

There will be total removal of the northern sunlight, and significant impact of air movement on level 1 of my veranda which I use for clothes drying, BBQing, and eating.

In wintertime this will be more pronounced as there will be significantly reduced sun which we use to warm up;

Affecting my day to day living requirements - drying of cloths, sitting in the wintertime sun to warm up particularly during winter time;

All other balustrades in the North Manly area are only approxly 1metre height which provides adequate Health and Safety requirements;

The work conducted so far on 6 Hillcrest Place, North Manly has raised the level of the sloping ground level boundary by 5+ metres and on top this, this proposal will add an additional 1.8 metres taking the increase in height to some 6.8 metres above the sloping ground level boundary. I strongly object to this proposal;

The proposal is totally silent on the physical components of the Balustrade – and this also concerns me

as a reinforced concrete wall 150mls wide by 1.8 metres in height by some 6+ metres in length, and covering windows is not a balustrade and consequently I absolutely reject this proposal.

Following our phone call today you indicated that we have requested further information and drawing plans from the owner of 6 Hillcrest Place, North Manly and the certifier.- which were required by Friday 3 Dec 21 but to date not received. When this information is provided you indicated to me that you will forward me a copy for my review and comments.

Regards

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