

---

**Sent:** 25/02/2019 9:24:49 AM  
**Subject:** Online Submission

25/02/2019

MR Luke Maxwell  
38 Denison ST  
Manly NSW 2095  
lukemaxwell@icloud.com

**RE: DA2019/0083 - 29 - 33 Pittwater Road MANLY NSW 2095**

Good Morning,

I would like to raise a few concerns regarding the DA 00083/2019 29 \_33 Pittwater Road Manly.

Whilst any improvements to the building would be welcomed.  
The underlying parking problem doesn't seem to be adequately addressed.  
If I understand the application correctly it leaves this development short 9 parking spaces.  
I also note the use of car stackers to increase the current parking shortfall.  
The other concern relates to privacy and noise transmission.  
The windows on the northern elevation will be increased substantially in size from the current arrangement.  
These windows will have a clear line of site into the properties opposite in Denison street.  
The increase in size and the operation of these windows would allow more noise to be transmitted from the gymnasium and lettable spaces within.  
I trust, the special conditions implemented by Manly Council for the gym's out of hours operation, will be taken into consideration regarding the opening and closing functions as well as the window coverings.  
Finally, I noted that BASIX rules would not be applied to the renovation /extension.  
I understand the non compliance with respect to the commercial spaces in the building.  
However I would suggest the boarding house component with in the building could be considered as residential dwellings and therefore require those rules to be applied.  
Thank you for the opportunity to comment.