
Sent: 10/05/2019 12:39:17 PM
Subject: Online Submission

10/05/2019

MR Pieter Stroethoff
61 Wood St , Manly Wood ST
manly NSW 2095
stroethoff@yahoo.com.au

RE: DA2019/0356 - 19 Marshall Street MANLY NSW 2095

Dear Kye,

I am writing in confidence in relation to DA 2019/0356. We strongly object to the change of use and definition of the studio at the rear of 19 Marshall St to that of a secondary dwelling, as it is not compliant with the residential building regulations. The regulations for a secondary dwelling according to the NSW Affordable Housing State Environment Planning Policy state that a secondary dwelling must be 3 m from the rear boundary and 0.9m from the side boundary, which it clearly is not. This studio building is a little over 1m from the rear boundary and is virtually on the boundary at the side (the elevated deck overlooking our rear garden) and therefore cannot be approved as a secondary dwelling.

Furthermore the large mirrored side window looks directly into our upstairs bedroom, dining and kitchen area, invading our privacy, and the side deck light shines directly into the rear of our house at night. This large window also overlooks our neighbours. The building is therefore only suitable for use as a studio, and the works already now completed were carried out illegally, ie without permission, and do not comply with the standards of a secondary dwelling. Our concern is that if people occupy the studio as a secondary dwelling, the noise and loss of privacy will be significant, due it's the close proximity. Noise is trapped by the adjacent cliff face and reverberates everywhere. This is totally unacceptable to us. Parking or lack thereof on Marshall St would be a further problem as there is no parking provided for an extra dwelling.
Regards