
Sent: 11/03/2019 10:02:48 AM
Subject: Objection to DA 2019/0124
Attachments: AugObject 2019 0124 4 aug.docx;

attn: Maxwell Duncan

As I am often away from Sydney, I am available to show council officers my concern in my property before March 22 or after 27 April, 2019.

Please call me 0411598748 to arrange time
Jenny Kidnie

Objections- DA2019/0124

Proposed alterations and extensions of 4 Augusta Rd Manly

Background to the affected neighbouring property- # 6 Augusta Rd, Manly.

My home at # 6 Augusta Rd is on the western side of the development proposal.

My home is a lovely 110 year old, 2 level period home, that once had a 3 sided verandah, sunlight all round and beautiful views as can be seen by the way the property windows are placed and the way the building was designed to capture the Northern sun and view of Manly beach to the NE.

This has changed over the years as development of flat buildings and town houses took place on both sides of the house thereby rendering the side verandahs useless and non- private.

As to the negative aspects that the proposed development will have on my home:

1. Effect of extending the upper floor balcony to square it off at RL 42.700.

Background- council previously allowed # 4 Augusta to enclose the original upper floor deck and construction of new deck extension as it currently is at 4 Augusta rd Manly; enclosure of the original deck area on the ground level and a new deck, screen, a new window and external stairway.

That construction caused the loss of early morning sunlight, ocean view and caused privacy problems by persons on those new decks and stairway to the occupants of 6 Augusta Rd to all of the living areas- the 2 main living areas on the ground and 1st levels, ground lvl patio and 1st level balconies, and the rear yard entertaining area of 6 Augusta rd. which has been an issue ever since.

The upper floor enclosure and balcony also interrupts the ocean view line from 6 Augusta 1 st level living area.

As proposed, I am pleased with the removal of the privacy problem caused by the unwelcome stairway. The council can now take the opportunity to retro fix a poor planning approval to solve an existing privacy problem between properties.

- However, extending the upper floor deck to square off the corner is objected to as it was previously designed and currently cut at an angle to ensure less intrusion and to continue to allow a partial view line from #6 Augusta deck and living room.

Solution- allow removal of external stairway and refuse extension of upper floor balcony deck North West corner extension.

2. Pathway and lighting on proposed western stair access along western side of 4 Augusta property..

The current bulkhead lighting illuminates the front and side of 6 Augusta and the bedrooms and bathroom usually all night, most nights, causing 6 Augusta residents light problems during their sleep at night.

Please condition lighting to be ONLY low level, low light output, ground lighting facing away from 6 Augusta rd preferably on a motion sensor to ensure no loss of amenity to the occupants of 6 Augusta during the night

Regards

Jenny Kidnie

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