
Sent: 30/04/2019 8:41:41 PM
Subject: Application no 2019/0356. 19 Marshall street Manly NSW

Attention Development Assessment

Submission of concerns re the above proposed development
We are the owners of adjoining property 3/ 56 Osborne road.

This is one unit of six contained in Strata Plan 70234 all of which have various harbour views over [19 Marshall St](#) (and other properties). The three lower units virtually view the harbour view from their first floor balcony at eye sight level focussed over the boundary fencing.

Referring to the submission Statement of Environmental Effects, Clause 3.4 final point "The subject and surrounding properties do not enjoy any significant views. The proposal does not obstruct views."

This statement is incorrect.

It has not addressed the impact of the landscape proposed directly between the secondary dwelling and SP 70234 where it is proposed to plant fruit trees and a flowering gum tree which in the long term will grow substantially to destroy any views that have been enjoyed from SP 70234 for many many years.

It is respectfully requested that the applicants be required to respect the adjoining properties' owners right to enjoy views as currently exist. This could have been easily achieved by the selection of low growth shrubs rather than potentially high growth trees.

This statement does not address all issues, particularly, noise and privacy.

We have concerns about short term letting. Eg air BnB and like. This was not intended for secondary dwelling legislation, and any approval by council, should restrict short term letting.

Generally

Noted the study as usual has been selectively targeted to support the application.

However please note the application refers to a consent DA 357/03 for the outbuilding, I surmise, this in no way reflects what is currently there. The application refers to separate building certificate. What is this about?

Council confirmation is requested that all building requirements and conditions to approval are in order and are in place, before approval.

You have email, contact by phone can be obtained by email.

Thank you. John Harvey

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