
Sent: 16/11/2019 10:00:57 PM
Subject: FAO Kevin Short: Objection to Development Application DA2019/1154
Attachments: Objection to DA2019 1154 Duncan Brown v2.docx;

Hi please find attached my Objection to Development Application DA2019/1154

I would appreciate if you could confirm receipt of this.

Kind regards

Duncan Brown
10 George St, Manly, NSW, 2095
0415617756

Duncan Brown
10 George Street
Manly, 2095
14/11/2019

Objection to Development Application DA2019/1154

Alterations and additions to an existing dual occupancy (Submitted: 21/10/2019)

1 / 12 George Street MANLY NSW 2095

Dear Kevin Short:

As required, I am writing to lay out my objections for the current state of DA2019/1154

I've been reluctant to submit as I'm not a fan of this aspect of the DA process having been through it myself and received many quite insulting submissions which have significantly reduced my enjoyment of the neighborhood. I refer to the submission for DA2018/1821

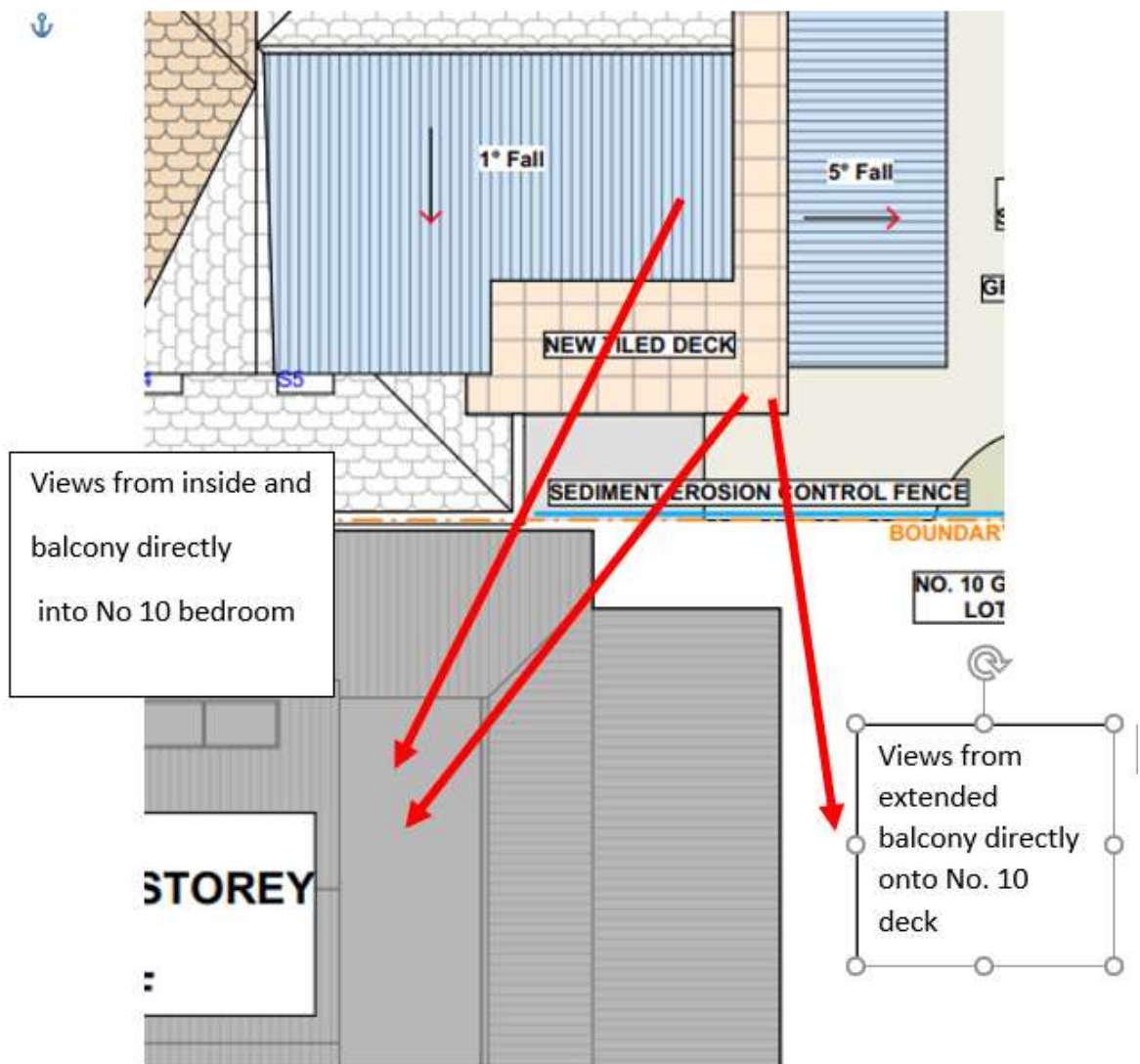
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=1585160>

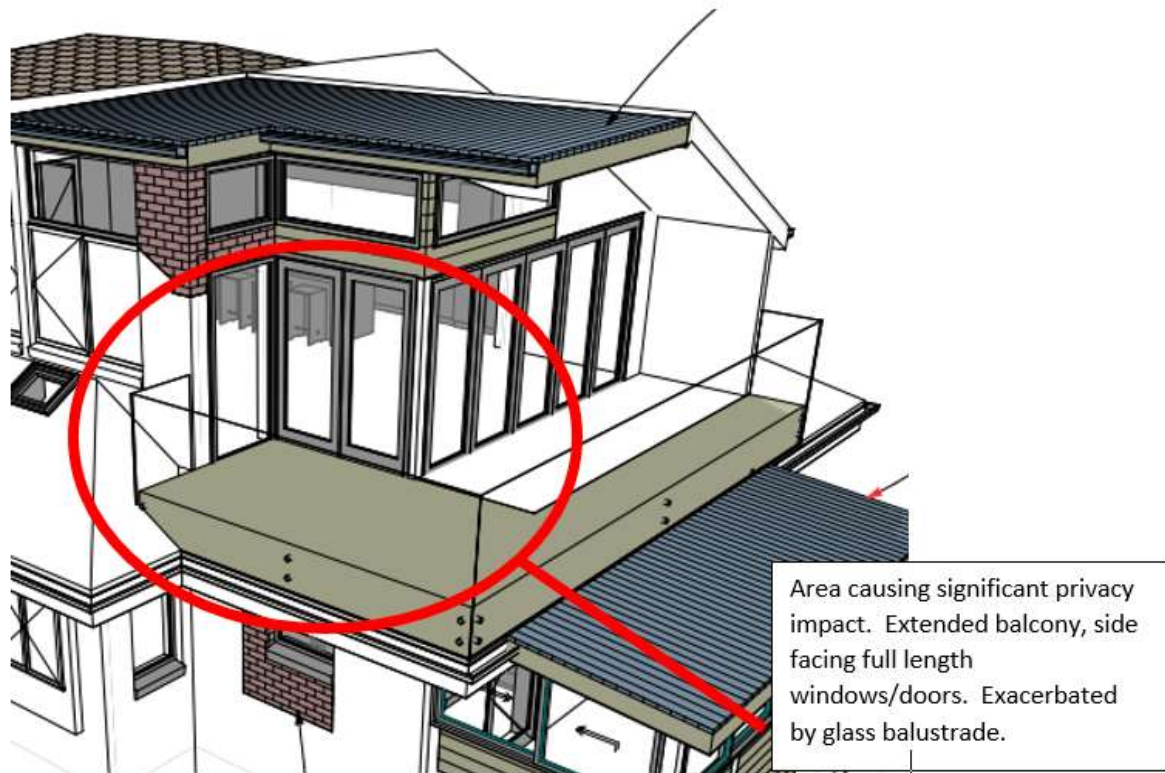
Along those lines I will keep this short and focused to the 3 points below regarding privacy and my comment on the request to increase FSR.

Privacy issues

1. The extended balcony, new windows and doors which face no. 10 pose a significant impact to privacy. You will be able to look directly back into the bedroom and bathroom of our property from many angles. I have demonstrated this in the first diagram below.
2. In consultation with council I was actively discouraged from any new side facing windows. The only one we have had approved had to be altered and covered in a privacy screen. I don't believe the part of the design I have highlighted in the second diagram considers privacy. Full length side facing windows/doors will provide views all the way into each other's property. This is exacerbated by the glass balustrades. We were also required to stay within the hip of our roof in our upper balcony.
3. After objections, I was not allowed to extend our existing lower balcony towards no. 12 at all due to privacy and noise considerations. I assume a consistent rule will be applied here where the balcony is to come to the edge of the roofline overhanging the building.

Please visit the site. I was required to put up height poles at a significant cost to show the outline of our addition. These are still in place and I recommend taking a look on site as they give a much clearer picture than my crude drawings. They will be also be helpful to 1/12 in their design.





Comment on FSR

Regarding FSR I find it odd that people who were so passionate about others (i.e. myself) staying within their FSR, which I did, should now find the already exceeded FSR limit to be 'unreasonable' when it comes to their own property. (See submissions for DA2018/1821). If FSR is allowed to be increased substantially I would like to understand further how the process works.

Conclusion

I hope I haven't conveyed to the contrary but I am very much pro-development and empathize on the costs incurred by No 1/12 just to get to DA. I really appreciate 1/12 and many others within George St efforts to enhance their properties and the street and don't want to discourage this.

As mentioned, I don't like this part of the process, however as Council were excellent to work with throughout, I trust after the necessary site visits, due diligence and following consistent rules a good design will be achieved that will benefit all and remove the current significant privacy impacts to No. 10.

Kind regards

Duncan Brown