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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 6/11/2022 10:28:34 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

06/11/2022

Select... OWNERS CORPORATION  
5 / 7 - 11 ASHBURNER ST  
MANLY NSW 2095  
[REDACTED]

**RE: DA2022/1483 - 2 / 7 - 11 Ashburner Street MANLY NSW 2095**

Dear Assessing Officer,

Thank you for inviting additional submissions during the re-notification period.

Noted that previous submissions remain on file, this is a supplementary submission in anticipation of responses to previous submissions (from me as representative of the collective owners, and from Mr Milavec, as owner of Unit 4).

Firstly, with respect to the external appearance of the building, a visit to the building this morning confirmed that the balconies to units 2, 4, 6 seem to already have glass enclosures from floor level to ceiling level for all balconies. Looking from outside, it is difficult to imagine that the proposed work to unit 2 would change the way that neighbours look at the building or view into the building. At the moment in day time the glass enclosure seems to be what people would see from the outside. Naturally it would be different if the balconies were 'bricked up' but this doesn't seem to be proposed. At night time, it is difficult to imagine that the view into Unit 2 would be any different to the view into Unit 4, which seems to be the precedent that Unit 2 proposal is following.

Having said that, the other concerns raised by Unit 4 owner do seem to be reasonable, particularly the concern about the structure of the building.

Looking at the drawings exhibited, it does seem reasonable that the structural engineer should conduct a thorough investigation of the whole of the rear half of the building. IE units 6,4,2 and the garages and other structure beneath or adjoining. As the photo and drawings show, the property consists of two buildings separated by a common stairwell. If the structural engineer can demonstrate that units 5,3,1 and the stairwell itself will not be structurally affected by the work, it would seem reasonable to limit the structural report to the building elements directly above, below and adjoining Unit 2.

Noting that despite the opportunity due to re-notification to improve the clarity and/or correctness of the structural documentation, the drawings and notes still appear to include worrying indications that the documents have not been thoroughly checked. This further reinforces the validity of suggestion that a full structural report should be provided as part of the application.

Concerns of Unit 4 owner with respect to noise, dust, damage and other nuisance to the tenants of Unit 4 also seem valid. The tenants are a young couple with a baby and a relatively new car. The tenants of Unit 6 also have children. It would seem reasonable to expect the submission to include reliable insurance evidence etc.

