
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 17/01/2022 11:04:23 AM
To: DA Submission Mailbox
Subject: Online Submission

17/01/2022

MRS Barbara Bray
8 / 9 Eustace St ST
Manly NSW 2095
[REDACTED]

RE: DA2021/2409 - 1 / 9 Eustace Street MANLY NSW 2095

Dear Assessing Planner,

We are against the Unit 5 Development at 9 Eustace Manly.

Unit 5 is an apartment below us in the same block and our penthouse top floor apartment faces east backing onto their balcony. The plans lodged show Unit 5 propose the existing balcony be enclosed from their northern to their southern and western boundary, increasing their roof height by up to 350mm plus 150mm with skylights(so 500mm in some areas).

This development will have a detrimental impact on us on the following grounds in relation to the Statement of Environmental Effects lodged;

- Negative environmental impact .Please refer DCP 3.4.3 - Maintenance of views - we disagree as this will be bulky and enclosing to us as it sits directly on our boundary and with the increased roof height we will feel enclosed.
- Floor Space Ratio Exceeded. Please refer DCP 4.1.3 - This development will obscure important landscape features visible from our terrace.

With the existing roof height 2700mm to be increased by a proposed 350mm plus the skylights we cannot approve this development application. We ask why they have to raise their existing floor level, there must be an alternative design that has less impact. The architect has not considered the affect on direct neighbours in this application.

Looking forward to meeting with you to discuss this further,
Regards,
Jamie & Barb Bray