



37B Milray Avenue
Wollstonecraft NSW 2065.

3rd August 2010

General Manager
Manly Council
P.O. Box 82
Manly NSW 1655.

Dear Sir,

Objections to Proposed Development No 204/2010

I would like to submit an objection to the alterations and additions proposed for 62 Birkely Road, Manly, in which the owners plan to construct an "outdoor kitchen" under an existing pergola.

I am the owner of the property, a strata unit, at 4/28 Augusta Road which adjoins the above property. The long-term tenants of my unit are my daughter and grand-daughter. My daughter is a single mother whose partner died when my grand-daughter was four.

In May 1997 I objected to extensions and an additional floor then proposed for the property at 62 Birkeley Road (BA214/97), but Council approved the application for the extensions and additional floor, which then went ahead. As 62 Birkely Road is to the north of the rear of my property, these extensions obliterated sky, sunlight and views from the rear of my property – a courtyard garden, a sunroom and the kitchen. As a result:

1. My daughter and grand-daughter suffered substantial negative impact to their lifestyle. It is necessary to warm the house for longer hours in winter now and to use lights more frequently. It is almost impossible to dry washing in the courtyard in winter, requiring costly and time-consuming visits to a laundrette. And it is no longer pleasant to use the courtyard for leisure purposes, because of the oppressive brickwork towering above.

2.

2. The garden had to be replaced at substantial cost with plants that would grow in the shade, as sunlight is minimal even in summer.

3. The value of the unit has been diminished through loss of views and an ugly structure so close to the boundary.

Not long ago, the owners of 62 Birkeley Road replaced the transparent (Alsynite?) roof of the pergola with a metal roof. Even this has resulted in some further loss of sunlight to the rear of my property. I believe that if a wall is constructed for the new "outdoor kitchen" to the height of the pergola roof (substantially above fence height), the negative impact will be even greater. Clearly, further brickwork running from the existing building will rob my property of more sky and sun, will intensify the ugly outlook, and will devalue my property. There is also a possibility that plants in the garden will be adversely affected.

Could I suggest that when Council's assessing officers evaluate this development application, they visit my property to view the detrimental impact the proposed "outdoor kitchen" will have on my property and on my tenants' lifestyle and well-being.

Yours faithfully,

Richard Young