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**Sent:** 9/04/2020 12:35:45 PM  
**Subject:** Online Submission

09/04/2020

MS Rebecca Watts  
1 / 62 Osborne RD  
Manly VIC 2095  
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**RE: DA2020/0300 - 3 / 62 Osborne Road MANLY NSW 2095**

To the Assessing Officer,

As the tenant living below the apartment looking to develop, I have significant concerns about the impact this will have on the structural integrity of the apartment and to the shared garden space, how it will restrict current access to sunlight, obstruct my view, and that will cause significant disruption during the construction phase.

1) Structural impact - The apartment already faces issues with water damage and mould based on dampness and moisture from rising damp in the floor cavity. I am concerned that the new 2.7m balcony will worsen this condition by a) restricting sunlight and warmth to counteract this damp; and b) without proper drainage could cause further problems. As we know mould has serious health implications, this is a major cause for concern.

In addition to a further worsening to water damage, the construction of a balcony that runs across the entire southwest-facing wall of my apartment will no doubt need structural work that will directly impact the ceilings of the unit, including how the balcony plates are safely constructed into the current building structure. I am not willing to participate in any construction on this flat, if it is solely a work being done for aesthetics, rather than a building requirement or to support a council need.

2) Changes to shared garden area - The proposed development is seeking to raise three steel posts 2.7m away from walls and into the garden area. Not only will the posts inhibit the dwelling area, but the balcony itself will cut the space by a third, reducing sunlight and affecting the grass growth by shading it completely.

3) Impact access to sunlight - The majority of open living space (master bedroom, living room, kitchen all with large windows and sliding doors) in my apartment receives its access to sunlight/daylight through the southwest-facing wall, including full sun in the afternoon. With the proposed development of a balcony that hangs 2.7m over all windows, this will prevent the daily access I have been receiving and enjoying, and takes away from why I choose to live in this apartment. I love that I can sit on the steps into my apartment, overlook the views of the water and enjoy the sunlight on my face.

4) Obstruction to view - As noted above, the majority of living areas offer beautiful views of the North Harbour waters, and always presents an incredible sunset viewing each evening. The proposal of a balcony that juts out 2.7m will impact this highlight, and will cut the sky view almost completely.

5) Disruption - My partner and I work from home 5 days a week, the construction noise will

prevent us from successfully completing our jobs, as we are on the phone or virtual communication hourly. In light of the current COVID situation, if construction is planned before July, this will provide further disruption as we are isolating in obedience to the government's requests to stay at home.

I ask that you review this development proposal once more, as it is not in the best interest of our small building's community, will limit our shared garden space and will have significant impacts on apartment 1.

I appreciate you taking this into consideration when reviewing the application.

Take care and hoping you and yours are safe and well,  
Tenant in Apartment 1, 62 Osborne Road