
Sent: 21/08/2019 3:00:09 PM
Subject: Objection to DA2019/0849

Dear Sir/Madam,

Further to my email below dated 3rd August, 2019 – I continue to object to the new Application of Lot 1 DP965161 (9 and 11 Denison Street, Manly) **Alterations and Additions to a Dual Occupancy and Strata Subdivision**.

I refer to DA2019/0849 as well as the objections filed by myself and a number of other owners and residents in the notification area of the proposed development previously covered by DA2019/0735 (original email below).

As an owner within the Notification Area, I continue to object to the addition of a 2nd storey to this development, as per my original submission below.

I further note and re-iterate for the record that:

- The applicant (Korsa Pty Ltd) now seeks additional exemptions from council to contravene the FSR regulations, which is likely directly driven by their intention to erect a 2nd story at the back of the dwellings. I request that council does NOT grant this exemption on the following basis:
 - o Principle: regulations are appropriately established in the first place to avoid such over-building and if council decides to provide exemptions for regulations, what is the point of them in the first place; and
 - o The second storey the developer proposes continues to be detrimental to other residents adjacent to the development and to the community at large and if ever exemptions were to be appropriate, it is difficult to see how this should be the case for granting one.
- With respect to the continued request for a 2nd storey, I re-iterate my strong objection on the grounds that it will result in significant loss of privacy and sunlight will occur my unit and others in our building:
 - o Unit 11 will now have people being capable of peering into it from the proposed first floor.
 - o Unit 14 (my unit) will have our bedroom, main living area and balcony view markedly impaired and also there will be loss of privacy.
 - o Unit 17 will have also a loss of privacy in its living room.
 - o The Second Story will also cast a shadow from the north over the inground pool that everyone in the complex uses.
 - o The proposed Second Story is not in keeping with the surrounding or adjacent cottages on Denison Street.
 - o The proposed Second Story is not in keeping with the surrounds of the primary school and church areas on Whistler Street.

As per my original objection below, additional conversations have taken place between residents and owners in the area, in particular in SP20571.

On the basis of the significant loss of privacy and loss of sunlight, I continue to object to the applicant's revised proposal. I intend to pursue this matter through courts, if this proceeds.

I would like to invite Council to visit my property at Unit 14 to inspect the situation and assess the benefit of my objection. I may be contacted on Ph (02) 9977 8338 or 0413 996 640

BCC: Strata Committee and Owners at 23 – 31 Whistler Street, Manly, NSW.

Thanks and Regards,

Michelle Harvey – Secretary of the Owners Corporation

"CMC specialises in providing expert and insightful guidance to help our clients assess and implement the most effective information systems and technology strategies to support the success of their business"

Michelle Harvey
Director



M +61 413 996 640 P +61 2 9977 8338 W cmcaust.com Skype - mharveycmc

From: Michelle Harvey

Sent: Friday, 2 August 2019 7:53 AM

To: council@northernbeaches.nsw.gov.au

Cc: stephanie@corporatemerchandise.com.au; 'Bernadette power' ; jpgaillard@gmail.com; Robert Marshall ; 'Terry and Carol' ; Gary Drummond

Subject: Objection to DA2019/0735

Dear Sir/Madam,

Thank you in advance for accepting and reviewing my objection to the above Development Application.

I own Unit 14 at 23 - 31 Whistler Street, Manly NSW 2095 (Monterey) and I am also the Secretary of the Owners Corporation of that building. Our north building and north facing units within that building face straight onto the proposed development of Lot 11 on Denison Road, Manly with which we also share a common boundary.

I am writing to strongly object to the addition within the DA for a First Floor (4.1.7).

The response provided by the applicant the "The original building envelope is not altered, and the proposed second storey is complementary and does not adversely impact the neighbouring views or solar access. This second storey addition is larger within the roof scope but will not detract from the overall form of the cottages" is inaccurate and not acceptable. It also does not take into any account, the unit block that sits on the boundary behind the property.

Significant loss of privacy and sunlight will occur my unit and others in our building:

- Unit 11 will now have people being capable of peering into it from the proposed first floor
- Unit 14 (my unit) will have our bedroom, main living area and balcony view markedly impaired and also there will be loss of privacy.
- Unit 17 will have also a loss of privacy in its living room.
- The Second Story will also cast a shadow from the north over the inground pool that everyone in the complex uses.
- The proposed Second Story is not in keeping with the surrounding or adjacent cottages on Denison Street.

On the basis of the significant loss of privacy and loss of sunlight, we object to the applicants proposal for a First Floor. I intend to pursue this matter through courts, if necessary.

I would like to invite Council to visit my property at Unit 14 to inspect the situation and assess the benefit of my objection. I may be contacted on Ph (02) 9977 8338 or 0413 996 640

CC: Strata Committee and Owners at 23 – 31 Whistler Street, Manly, NSW.

Thanks and Warm Regards,

Michelle Harvey

Director



M +61 413 996 640 P +61 2 9977 8338 W cmcaust.com Skype - mharveycmc