
Sent: 19/03/2020 11:42:39 AM
Subject: Application DA2020/0211 - 82-84 Bower St, Manly

To whom it may concern,

As residents and owners/lessees of the neighbouring property at 80 Bower St, we want to share with council our comments regarding this new DA.

With regard to the original DA for this site, we had no objections on the basis that the development was to be approved by council as an "Alterations and Additions". On this basis, we knew we needed to accept that there would be no requirement to set back the boundaries of the new building nor reduce its overall size. However, we certainly knew that building setbacks and overall size would need to be altered if Council deemed the development to be a demolition and new construction.

The owners and architects were very accomodating in terms of our privacy concerns and worked with us to ensure the final designs included our wishes. We greatly appreciated this and had no objection to the development. These plans were later approved by council as alterations and additions.

We learned late last year that development of the site had been stopped. It was clear to us that demolition of the site had been much more extensive than originally proposed.

We were surprised to see the new DA2020/0211 last week. It proposes the reconstruction of walls and floors due to "structural damage" which presumably had existed prior to the re-development. The eastern wall of this development is still to be "rebuilt" directly on our boundary wall. While we understood we needed to accept this under an "Alterations and Additions" approval, we find it difficult to accept when the demolition of the original building has now been so extensive.

We would certainly prefer that the building is set back from our boundary by the appropriate distance and its total size reduced - according to council regulations for a demolition and new construction.

The real question for Council is at what point is a new development no longer an Alterations and Additions, but in fact a demolition and new build? And should this have been foreseen from the outset?

It would seem to us that this development should now be classified as a demolition and new construction, but we'll leave it to Council to make that determination.

With kind regards,

Simon Buckingham and Anne Crawford