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To: DA Submission Mailbox
Subject: Online Submission

07/10/2022

MR Mario Milavec
2 / 10 Darley RD
Manly NSW 2095
[REDACTED]

RE: DA2022/1483 - 2 / 7 - 11 Ashburner Street MANLY NSW 2095

** Please note: I am the owner of Unit 4 at 7-11 Ashburner Street, Manly, but I currently reside in the UK, and the address provided above is of Stone Real Estate, who manage the rental of my property. To be clear, their address is actually "Shop" 2, 10 Darley Road, Manly (not "Unit" 2). Your online submission page does not allow an overseas address to be entered. **

My Submission in regard to Development Application DA2022/1483:

I object to Development Application DA2022/1483 on the basis that it will fundamentally change the overall style and character of the entire block of units at 7-11 Ashburner Street. As can be seen from the street-level photo on page 1 of the document titled "Report - Statement of Environmental Effects", the apartment block is characterised by balconies on all four corners of the block. Some units have chosen to enclose their balconies with glass, but still the visible external effect is a building with balconies on each of its four corners. As is customary with planning permission, once one apartment is permitted to make a particular alteration, the precedent is set for all other apartments in the block, hence why several apartments now have enclosed balconies. Development Application DA2022/1483 proposes a demolition of external structural walls and thus would change the very character of the building, whereby a balcony will no longer be a balcony, but instead will become another room of the apartment, albeit with a glass external wall. The result is that, in regard to the external view, the appearance will no longer be of a balcony, but instead will look directly into the living space of the apartment; specifically, the dining room and kitchen. Given that this will set a precedent for other potential apartment developments within the block, it is feasible to foresee that all of the corner balconies may subsequently disappear in the future as they are incorporated into the living spaces of their respective apartments. This way, the building's character of having balconies on every corner of the block will be lost, and the external view of the apartment block will potentially be a view into every apartment's living space, which may be different for each apartment due to differing internal configurations. At that point, having external glass walls will become a privacy issue, and it is foreseeable that apartments will subsequently be granted permission to "brick up" their external walls, thus losing the existing character of the apartment block forever.

Following on from the above point, it must be assumed that if permission is granted for Development Application DA2022/1483, the precedent that would be set will mean that all apartments within the block will be permitted to make the same structural alteration, i.e. incorporating their balconies into their internal living spaces by replacing the structural walls around the balcony with a structural beam. Thus, before granting permission for Development

Application DA2022/1483, it is imperative that a detailed engineering report be commissioned for the entire block to assess the impact of a similar replacement of structural walls with structural beams on each corner of the apartment block on each of the three floors. If such a report concludes that such changes would pose some kind of structural risk, then it follows that permission must not be granted to any one apartment to make such structural changes.

Other issues with Development Application DA2022/1483 are as follows:

- * The "Demolition Floor Plan" is listed in the drawing list on page 1 of the "Plans - Master Set" document, but it does not exist in the set of plans.

- * No specific details have been provided about how the demolition work will be conducted and controlled. Since my unit, Unit 4, is located directly above Unit 2 where this work will take place, I have several concerns:

- The demolition of the structural walls and installation of a structural beam will involve drilling, jackhammering, etc. which will cause extensive vibration to the floor of my unit (Unit 4). This vibration in turn is highly likely to cause hairline cracks appearing in the floor tiles of my apartment and potentially hairline cracks appearing in the walls and ceiling. Should this occur, I would like to be assured that the owner of Unit 2 will be liable for the complete re-tiling of the relevant section of floor of my apartment and the filling of wall/ceiling cracks and subsequent repainting of the relevant rooms of my apartment.

- The demolition work will be occurring directly adjacent to the outdoor parking space of my unit (Lot 11). Since my tenants have their car(s) parked there, I need to be assured that the owner of Unit 2 will be liable for any damage occurring to any vehicles parked in Lot 11 as a result of the work in Unit 2 or by workmen operating in the vicinity of the vehicles, and/or for any soiling of the vehicles parked in Lot 11 resulting from dust or other particles emanating from the proposed work in Unit 2.

- * Some data about the foundations is missing on page 7 of the "Plans - Master Set" document. At point F1, the first line reads, "FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING INTENSITY OF", with data obviously missing from the end of the sentence.