

From: [Council Mailbox](#)
To: [records](#)
Cc: donotreply@manly.nsw.gov.au
Subject: TRIMMED: FW: Attn: Development Assessment - Section 96 Modifications Mod2017/0316 -DA0085/2016 - Works at 26 Beatty St Balgowlah Heights:-
Date: Monday, 22 January 2018 9:39:25 AM

From: Kim Powell
Sent: Monday, 22 January 2018 9:21 AM
To: Council Mailbox
Subject: Attn: Development Assessment - Section 96 Modifications Mod2017/0316 -DA0085/2016 - Works at 26 Beatty St Balgowlah Heights:-

To: council@[northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Cc:

Subject: Works at 26 Beatty St Balgowlah Heights:-

To Whom it May Concern,

Below is my **OBJECTION** to the [Section 96 Modifications Mod2017/0316 -DA0085/2016](#) for your formal consideration.

On council website a section 96 has been submitted accompanied by 6 neighbouring signatures who have released their right to object...

I submit my official **OBJECTION** to the application, specifically relating to the roof-top deck and the excess bulk created as part of the elevator return / internal stair access and huge extractor fan to the roof.

The reasons below (which many have been sent to Johnny Eid at Council over the last few weeks!)

1. We are in a **foreshore protected location** on the Northern Beaches with 'extraordinary' values attributed to **views which in my case now are dramatically compromised** (both enjoyment and financial). I am also concerned that this may set a precedent in the street which has not been allowed previously for which should be obvious reasons.
2. I am also highly aware that these structures are generally used for large gatherings and will no doubt result in much **noise disturbance** and reduced enjoyment of my home both visually and noise wise.
3. I am also extremely concerned that the **imposition** will continue with furnishings, roof/shades, structures (which now already includes a huge extractor fan!) etc. which will amplify the huge **bulk and goes far beyond the height of the**

building that was approved on original plans!

4. I am surprised to say the least at the **SELFISH, INCONSIDERATE** nature of this structure which as previously stated, as it substantially lowers property values and will impact noise levels in what has been a quiet area. The house has 4 floors already and many balconies.

5 . I am also concerned about the '**hard' floor area RATIO** which is stipulated in the Council papers

- I am aware that generally council **regulation** does **not** allow for roof-top decks and other decks which have been constructed on the sides of a structure.

6. These were **unapproved** works and I wonder and am suspicious as to why and how this site was ever allowed to continue this far given **I raised explicit concerns to council well over a month ago! The PCA have also completely turned around from their original email expressing concerns regarding illegal and unauthorised works!?** This was also the second PCA used!

Please also ACKNOWLEDGE receipt receipt of this email.

Yours sincerely

Kim Powell

24b Beatty Street,
Balgowlah Heights, NSW 2093