
Sent: 2/04/2019 11:37:14 AM
Subject: 60 Pittwater Rd Manly DA2018/0598,Modification 2019/0101
Attachments: 60 Pitwater Road Manly.docx;

Please find attached, objection to DA presently before council of above address

Any problems, questions please call

David Walter
0403 292 442

General Manager
Northern Beaches Council
PO Box 1336
Dee Why 2099

David Walter
PO Box 75
Kotara NSW 2289

31st March 2019

Re 60 Pittwater Road Manly DA 2018/0598, Modification 2019/0101

Dear Sir,

We wish to bring our concerns regarding the modification to Development Application 2019/0101 which is currently before council.

Our family owns 22 Denison street Manly which is located directly to the south of 60 Pittwater Road Manly, we would like to state that we never received neighbour notification of the original application.

Our family has serious concerns regarding

Loss of Privacy
Loss of Solar Access
Excessive Building Height
Severe increased noise to our property

We wish council to please consider the following major concerns

3rd Floor Balcony

The modification application requests alterations to the large balcony on the 3rd floor, by the inclusion of a Blade Wall

The application as drawn does not show council condition 8 "The screen wall to the north and east edges of the balcony is to be constructed to a height of 1.7m and in such a way as to prevent sight lines and/or viewing through it to the private open space of Unit 4/62 Pittwater Road Manly

We believe there is an opportunity to improve the amenity between our 2 dwellings by stipulating a similar requirement on the southern balcony balustrading whilst ensuring acceptable overshadowing to both the ground and first floor living areas of 22 Denison Street Manly.

This would significantly improve the amenity between our 2 properties that was identified in the PLM2018/008 and we feel never adequately addressed by the application, especially as the 3rd floor is designed in a way that could be separate living space in the future

Window on 3rd Floor (W5)

This large window is now indicated as clear glass block, these Blocks can be purchased in translucent. We request that original condition 8, "Window W5 is to have fixed obscure glazing" be retained. To ensure privacy between our 2 dwellings

Blade Wall on Boundary

The new Blade wall, as well as the southern boundary wall is drawn as being on the boundary. We request council stipulate that any wall/eave/gutter or downpipe be clear of our common boundary.

In closing, we request council to consider our concerns and significant losses of privacy, noise and solar amenity that will directly affect our property.

Kind regards

David Walter