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Sent: 8/06/2024 4:39:02 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

08/06/2024

MR Mark Bateman
- 126 Pittwater RD
Manly NSW 2095

RE: DA2024/0591 - 71 Whistler Street MANLY NSW 2095

We refer to the proposed DA in place for 71 Whistler Street Manly. We are located behind and diagonally one house north of the property. This development will impact our property. We will be referring to several concerns regarding the plans including privacy, building height and a lack of information.

The location of bedroom 3 at the back of the house on level 2 is a privacy concern. The large floor to ceiling proposed windows will provide a clear view to our living area and to the rear living areas of 124 and 122 Pittwater Road. We seek a redesign of this area of the house or planning for a high, non-viewing window for air and light in place of a large floor to ceiling bedroom window which looks straight into adjoining properties.

We believe the overall height of the building is not in keeping with the height and street scape of residences in the surrounding area. There are five samples used to argue the precedent of a building of this height. We also believe this will impact natural light to our property and that of our neighbours. The DA indicates this building to be three storeys. The final construction will be in line with a block of units located at 77 Whistler Street Manly and at least twice as high as the existing building at 71 Whistler Street. We are concerned that accepting this DA will set a precedent for further building of higher dwellings in this area of Manly which will impact the overall street scape as well as the conditions of living for residents. The argument that there are five other properties similar to this one already approved is irrelevant given that three are not within the Manly Precinct and the zonings are different. The other 2, 49 Alexandria St and 15 Pine St are buildings which seem to be in line with the surrounding streetscape.

We note that the DA indicates that the building will be constructed on the boundary line on each side of the building. We see that this creates an issue of access for our neighbours either side of the building when, inevitably, repairs and maintenance need to be carried out. It also raises concerns about the correct location of windows to ensure they are placed at a suitable distance from potential fire hazards and that the issue of noise is taken into account. We understand that a water tank needs to be built within the property. We can find no reference to this aspect of the DA in the plans.

In conclusion we believe that this DA needs to be modified to include provision for privacy in relation to the second bedroom window. We are concerned with the impact caused by the overall height and bulk of the building. We believe a three-storey residence is not in keeping with the streetscape and that it will cause additional access, natural light and noise issues for us and our neighbours and we ask that the location of the water tank be included on the DA plans.

Mark and Jenna Bateman

126 Pittwater Road
Manly. 2095.