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Subject: Online Submission

09/07/2018

MR Geoffrey Kaye
16 / 42 - 44 Victoria PDE
Manly NSW 2095
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RE: Mod2018/0294 - 46 Victoria Parade MANLY NSW 2095

Geoff Kaye & Ann Hatton
16/42 Victoria Parade
MANLY NSW 2095
0403 153 425

9 July 2018

General Manager
Northern Beaches Council
PO Box 1336
Dee Why NSW

Attention: Luke Perry

Dear Sir

OBJECTION, Mod2018/0294 (DA 367/2010), 46 Victoria Parade, Manly

We are the owners of unit 16, level 3, eastern side, 42 Victoria Parade, Manly.
We are directly affected by these further proposed modifications and object on the following grounds.

1. Further change in floor levels - loss of views to Manly beach & beyond
2. Change to roof design & level 4 balcony - loss of sunlight and warm
3. Window inclusions and changes - loss of privacy

VIEW IMPACTS

Increased non alignment of floors at level 3

Initial approval was based on view sharing as we originally had views to Manly beach and beyond up the coast from our living area. Our RL is 14,050 -

1. Initial approval RL 14,200
2. 2nd approval 2014 RL 14,330
3. This proposal 2018 RL 14,680 - difference 480 mm (.48 meters)

This puts the balcony structure in our view instead of a shared view across the balcony.

The drone diagrams have been taken at 14 meters which is below our balcony and so does not show the true picture.

Our view corridor is shown in attachment 1 & 1A. Our view is more than just from the balcony or the corner balcony window. In fact we have over 1.6m of window on the eastern side from the corner of the balcony

We would also like to establish whether the screening between the 2 units on level 3 has changed. It is not easily identified on the plans.

LOSS OF SUNLIGHT

The flat roof proposal

The light diagrams show quite clearly that the proposed total redesign of the roof and closure of the balcony on level 4 ignores efforts to provide sunlight through to our eastern side.

It will diminish the sunlight to our bedroom and balcony. We note the earliest shadow diagram is 9.00am 2 hours after the sun comes up in winter.

LOSS OF PRIVACY

Window redesign

Once again the window design was to provide privacy.

There appears to be added windows and change to high level windows. This will affect our bedrooms and living room privacy.

GENERAL COMMENTS

The development of 46 Victoria Parade has always been bulky and is the cause for so much concern. The initial approval breached 22 of the Council's minimum standards.

Subsequent applications by the developers have sought to roll back initial modifications required by the Land and Environmental Court and Council which did make some allowance for our amenity and privacy. For example the opening in the design of the roof, the balcony opening on Level 4, the floor levels matching our building for the sharing of views.

This current proposal again attempts to unjustly enrich their entitlement at the expense of the residents of 42-44 Victoria Parade and we request it be rejected.

Regards

Geoff Kaye & Ann Hatton
Owners, 16/42 Victoria Parade, Manly