
Sent: 28/02/2019 5:31:07 PM

Subject: Mod2019/0029 -DA 367/2010 46 Victoria Parade Manly

I refer to the letter dated from Northern Beaches Council dated 13 February and wish to lodge an objection to this proposed development change.

There have been many proposed amendments to this development and frankly it is time the development took place as approved, so that residents no longer have to put up with an unattractive adjacent building site.

- It is an oversized building and this has been recognised by the Land and Environment Courts as well as MIAP, and now the NBPP, yet every variation including the one now proposed has further sought to increase the bulk and scale of the building.
- There are minimal set backs on the Eastern, Southern and Western boundaries. The lack of set back as well as the oversize of the building have significant impact on the amenity of neighbours with the extra shadow created by height and bulk, as well as loss of sunlight. Dungowan Lane is also already very narrow particularly given the volume of trucks making deliveries to the Sebel Hotel.
- As our property faces west facing west we will lose afternoon sunlight.

There is no justification for an increase in the height of the levels of each floor in the Modification.

As above, the developer needs to remove this ugly building site and move swiftly to complete the property as already approved, rather than constantly seeking to increase the size and scope of the development.

Yours sincerely

David and Tanya Edwards
Unit 24, 7 South Steyne

Sent from my iPad