
Sent: 28/02/2019 3:34:05 PM

Subject: Mod 2019/0029 – DA367/2010 - Lot CP SP 10040 46 Victoria Parade Manly

Attention: Development Assessment

Planner: Renee Ezzy

Mod 2019/0029 – DA367/2010

Lot CP SP 10040 [46 Victoria Parade Manly](#).

To whom it may concern,

I wish to object to the Development Proposal noted above for the following reasons.

- The new drawings from 2019 modification highlight only two changes yet seem to carry forward changes proposed in the 2018 modification. Several changes from last year have been included but not highlighted in the current 2019 modification:
 - Change of floor level heights
 - Reduction of 'open' balcony on Level 4 for solar access to neighbours
 - Enclosure of rear balconies for extra bedroom and living space on Levels 1 and 2. (In 2011 LEC granted these balconies on a condition that they remain open so as to have no further impact on adjoining neighbours)
 - Addition of louvres across these enclosed balconies Levels 1 and 2 protruding into southern setback
 - Addition of windows, and changes to window heights on East & West
 - Addition of louvres to windows along Western elevation protruding into setback and along Eastern protruding into Dungowan Lane
 - Several changes in Basement including steps up to Victoria Parade with no illustration of the proposed exit at Ground Level
 - Two new Fire Egress Walls required as per Safety Report of 2018.

How are neighbours able to assess these changes if they are not highlighted?

- 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 has further sought to increase the bulk and scale of the building. The 2019 application continues this trend with the mostly flat roof, reduction of setbacks and enclosed balconies, addition of visitor bike racks opposite adjoining neighbours entrance Lobby.
- 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, and potential for slippery pathways and fungus growth.
- Properties to the south in Ashburner Street and neighbours in 42 Victoria Parade will be affected by loss of morning sunlight as well as reflected afternoon light from the Sebel. Neighbours facing west across Dungowan Lane will lose afternoon sunlight and also some properties in the Sebel will have loss of view, whilst others will have no setback on the Eastern Elevation.

Kind regards

Sheridan Nossiter

Unit 14 (West facing apartment), Dungowan 7 South Steyne, Manly