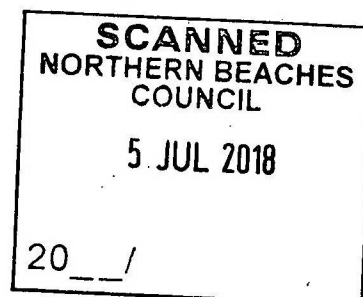


The manager,
Development Assessment
Northern beaches council



Re: SP 10040. Mod2018/0294-DA0367/2010 46 Victoria Pde, Manly, NSW

Dear Sir/Madam,

I am the owner of Unit 20 42-44 Victoria Pde Manly.

I object to the above development application (DA) for the following reasons :

1. There is no justification for the change in the design of the roof as approved by the LEC & MIAP on 21st August 2014. Our owners had to spend considerable time, effort & money in order to receive a fair outcome to prevent overshadowing of our building.

The roof of the then DA was redesigned in order to provide sunlight to specific areas, reduce the effect of overshadowing and limit the potential for slippery pathways & fungus growth through lack of sunlight. This new DA reduces sunlight to the majority of buildings on the eastern side.

2. There is no justification for an increase in the height of the levels of each floor in the DA. SEPP 65 and the Apartment Design Guide (ADG) clearly identifies how to calculate the overall height of a new apartment block. The result of using the guide for 5 stories is a total height of 18.50 metres.

The DA requests 21.20 metres which is excessive and will have a severely negative impact on the views of all owners on the eastern side of our building.

3. Our owners are entitled to the views they have paid for & enjoy. The increase in the levels of the balconies is totally unjustified & the use of full height concrete balustrading is an eye sore in addition to destroying much of each apartments view & sense of space.

"shared views " was promoted by council as being fair when the last approval was granted. There is now no consideration for shared views.

4. It appears that for our owners on the ground floor, the reduction in the height of the car ramp wall will result in car lights causing major distress. The heights of all fencing must be as per the 21st August 2014 approval.

Yours faithfully

E.R. Vickers for BARBARA VICKERS
by power of attorney
2/7/18.

