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Subject: Modification Application MOD 2019/0029 DA367/2010 46 Victoria Parade,
Manly

Attachments: Unit 16 objection.docx;

Please see attached objection to this proposal

Geoff Kaye
16/42 Victoria Pde Mnaly

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1 March 2019

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ATTENTION Development Assessment - Planner Renee Ezzy

**OBJECTION – Modification Application MOD 2019/0029 DA367/2010
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 proposed modifications and object on the grounds that the **proposed increase in height of each level results in further view loss.**

VIEW IMPACTS

The initial approval 2012 was based on view sharing across the balcony of the new development, as we currently have views to Manly beach and beyond up the coast from our within our living area. Our current RL being 13.550 the incremental depletion of our view –

1. Initial approval 2012 – RL 14,200
2. Second approval 2014 RL 14,330
3. Modification 2019 RL 14,680 – difference 480 mm (.48 meters) above initial approval

The top floors 3 and 4 on the eastern side, instead of accommodating shared views will have views of the formed balconies and solid concrete balustrades. Unit 16 being 1130 mm and Unit 20 being 1465 mm below the level of the adjoining structure.

Table showing the changes and effects from the 2014 approval:

130526 S96:201	Approved 2014		
	RL	change	
Ground Floor	5.525		
First Floor	8.460	2.935	Internal height and floor height
Second Floor	11.395	2.935	Internal height and floor height
Third Floor	14.330	2.935	Internal height and floor height
Fourth Floor	17.265	2.935	Internal height and floor height
Ceiling Level	19.965	2.700	Internal height only
Roof Level	21.200	1.235	Roof height

2424-A200	Proposed 2019		
	RL	change	
Ground Floor	5.530		
First Floor	8.580	3.050	Internal height and floor height
Second Floor	11.630	3.050	Internal height and floor height
Third Floor	14.680	3.050	Internal height and floor height
Fourth Floor	17.730	3.050	Internal height and floor height
Ceiling Level	20.430	2.700	Internal height only(2.600 on diagram)
Roof Level	21.780	1.350	Roof height

	RL change	42 Victoria Pde RL	View Impact
			deficit
Ground Floor	0.005	5.450	-0.080
First Floor	0.120	8.150	-0.430
Second Floor	0.235	10.850	-0.780
Third Floor	0.350	13.550	-1.130
Fourth Floor	0.465	16.270	-1.460
Ceiling Level	0.465		
Roof Level	0.580		

The approved development has a floor to floor height of 2.935 m, whereas the new proposal has a height difference of 3.050 m. Both have internal floor to ceiling heights of 2.700 m.

In summary this development has always been too large for its footprint. It already breaches around 20 guidelines due to the excess development. The current proposal to increase the height even further should not be supported.

Ann Hatton & Geoff Kaye
16/42 Victoria Pde MANLY