
Sent: 20/01/2020 1:56:17 PM
Subject: Online Submission

20/01/2020

MR James Macdonald
7 / 25 - 27 Ashburner ST
Manly NSW 2095
james.t.macdonald@gmail.com

RE: DA2019/1475 - 22 Victoria Parade MANLY NSW 2095

After reviewing the provided documents, we have a number of serious concerns regarding the proposed works including but not limited to the following:

1. The footprint, bulk and scale of the proposed development is significantly greater than the existing structure, and the most recent plans of the proposed development indicate that it exceeds the current planning allowance for both building height, and FSR;
2. The increased height of the proposed building creates significant overshadowing of the surrounding residences, including what I believe to be our current residence in the late afternoon (despite your documents not showing modelling for shadowing after 3pm);
3. The proposed rooftop recreational area, that includes an entertaining space and rooftop spa, is likely to create additional noise that, due to the building's increased height is likely to carry to neighboring residences.
4. Having just endured a number of years of ongoing construction noise during the construction of 46 Victoria Parade, building works on the proposed development are likely to cause considerable disruption to the surrounding residences for a number of years.