
Sent: 27/02/2019 10:26:39 AM
Subject: Fw: Mod2019/0029 – DA367/2010

Attention: Development Assessment
Planner: Renee Ezzy
Mod2019/0029 – DA367/2010
Lot CP SP 10040 46 Victoria Parade Manly.

Please note our **OBJECTION** to this Development Application.

Some of the issues are:

Change of floor level heights

Reduction of 'open' balcony on Level 4 for solar access to our gardens.

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

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.

Our property to the south in Ashburner Street will be affected by loss of morning sunlight as well as reflected afternoon light from the Sebel.

There is no justification for closing in balconies on the south side.

Yours sincerely
Edmond & Judith Hall
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