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**Sent:** 10/07/2018 10:09:38 AM  
**Subject:** DA 0367/2010 Modification 2018/0294 46 Victoria Pde Manly  
**Attachments:** OBJECTIONS 46 VICTORIA PDE.docx;

Dear Sir

I attach my letter objecting to the proposed modifications to DA 0367/2010.

Regards

Howard Gilmore  
10/42-44 Victoria Pde  
MANLY

The Manager  
Development Assessment  
Northern Beaches Council  
1 Belgrave St MANLY NSW 2095

H.Gilmore & T. Chunhapiboolye  
Unit 10 42-44 Victoria Pde  
MANLY NSW 2095

Attn: Luke Perry

10 July 2018

Dear Mr Perry

**Re: 46 Victoria Pde, Manly  
SP 10040 Mod 2018/0294  
DA 0367/2010**

We are the owners and occupiers of Unit 10 42-44 Victoria Pde in the adjacent building (Pacific Harbour) on the west side of the development.

Considerable effort was expended earlier this decade in reaching agreement between the then developer of 46 Victoria Pde and the residents of my apartment building. In fact an LEC Commissioner visited the site to gain a full appreciation of the impact of the DA with an eventual LEC decision based on a reasonable compromise between all parties.

The latest Modification flies in the face of this agreement on a number of critical issues that come at considerable cost, both in amenity and value, to the occupants / owners of the 10 eastern facing apartments of Pacific Harbour. This change does not meet the Apartment Design Guide and is entirely unacceptable to us, and our neighbours.

The first issue is the significant loss of ocean views for apartments 4, 8, 12, 16 and 20 with the proposed increase in overall ceiling heights and consequent changes to balcony levels as well as balcony depths, proposed for 46 Victoria Pde.

Secondly the increase in the height of the development, the flattened roof and inadequate building separation would substantially reduce the sunlight falling on many of the eastern apartments of Pacific Harbour. In addition some of my neighbours will view a concrete wall from their apartment, where the previous approval had balconies.

Finally, in the evenings, residents of the lower east side apartments of Pacific Harbour will be disturbed by car lights in the evening because of the reduction in the height of the car ramp wall.

We ask that the Council to reject Mod 2018/0294 and keep to the original LEC approval.

Yours faithfully

Howard Gilmore      Thanya Chunhapiboolye