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**Sent:** 2/07/2019 10:05:28 AM  
**Subject:** 46 Victoria Parade - objection  
**Attachments:** Addendum Plans 46 Vic Pde.pdf; NBLPP3 julyetter.pdf;

Good morning Carly,

My husband and I live in Apartment 14 in 7 South Steyne whose aspect is to the north west over Dungowan Lane.

We were alarmed to see the white wall beside the substation go up last week and even more alarmed to see it being erected so close to the substation which will result in no set back to the rear of the new building. It is obvious that the proximity of the white wall to the substation will become a haven for vermin in the gap as well as mould and other rubble. Maintenance of either wall is impossible as will any cleaning of detrius.

I understand the white wall has been put in to become the side wall of the driveway roof which is not part of and never was part of the current extra submissions to Council by the Manly Owners Group.

#### REAR SETBACK

In essence, there will now be no setback to the rear of the site boundary (north wall of substation). On Level 1, it will be a driveway roof extending to Dungowan Lane with a roller shutter security door across the driveway on Dungowan Lane.

This driveway roof and roller door have not been highlighted as changes. Very subtle but easily seen on Zoom.

The Land and Environment Court in December 2011 made a Condition 1 that -

"The rear wall (southern elevation) of the proposed building s to be setback a minimum 11.0 metres from the rear (northern) boundary of the property known as 27 Ashburner Street Manly being SP76027. the rear balconies are to be setback a minimum 9.5 metres from the rear (northern) boundary the property known as 47 Ashburner Street, Many being SP76027. Plans are to be suitably amended prior to issue of the Construction Certificate.

Reason: To achieve closer compliance with Council's Development Control Plan for the Residential Zone Amendment 1 and reduce impacts on the amenity of adjoining properties.

The covered driveway at RL8.50, Level 1 floor level, will be quite imposing for the lower rear residents in Dungowan (including extra noise from the roller shutter door) notwithstanding the fact that there will now be no rear setback or open space for the eastern side of the building facing Dungowan lane.

The security roller door to the Carpark is new this application.

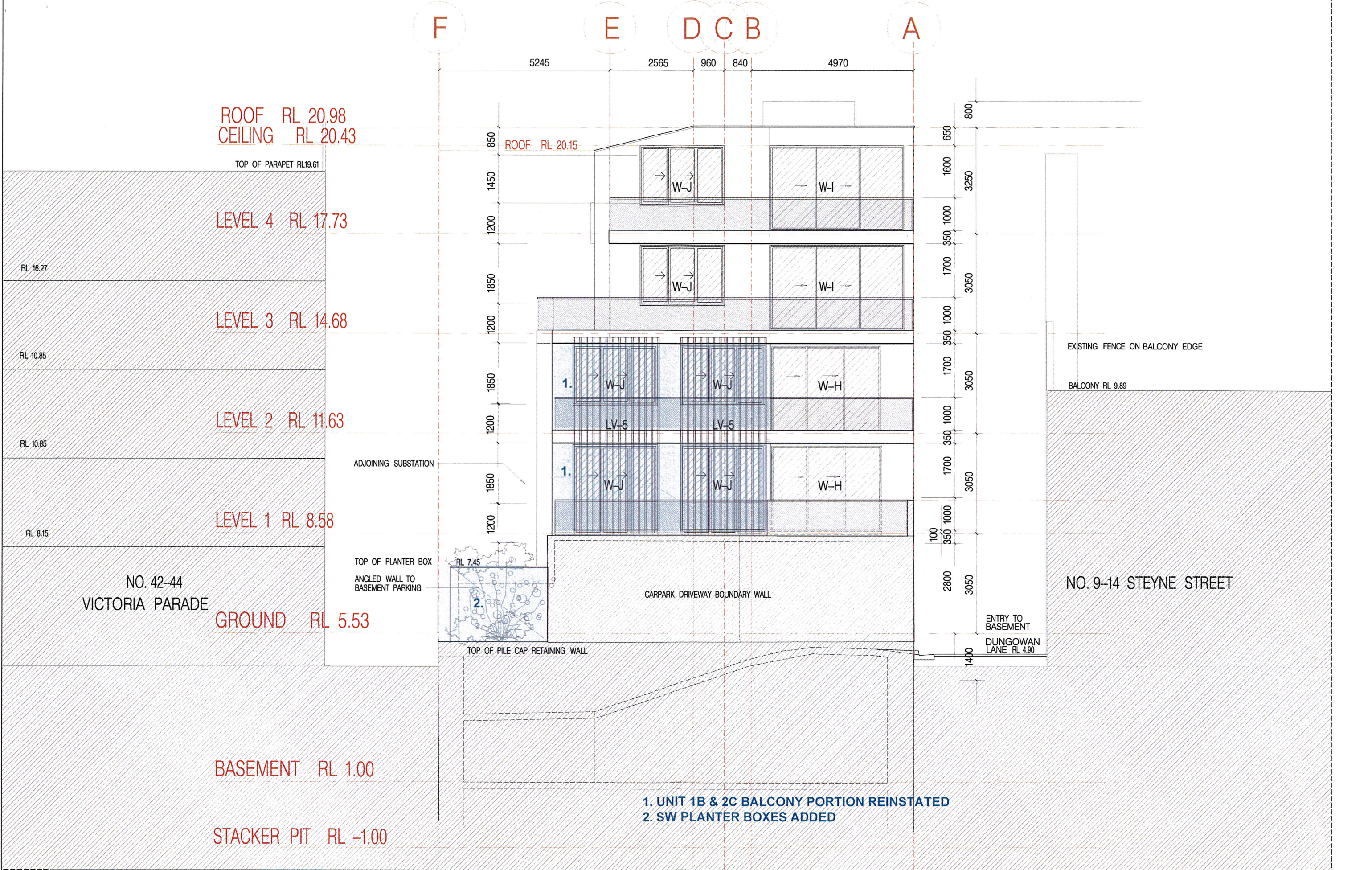
The Manly DCP has a 8m rear setback requirement and this was overridden by LEC but retained a 3.2m setback. Now there will be none.

I would, personally, observe that this development has been fraught with issues raised by local resident in response to developers continually looking to extend the footprint of this apartment block.

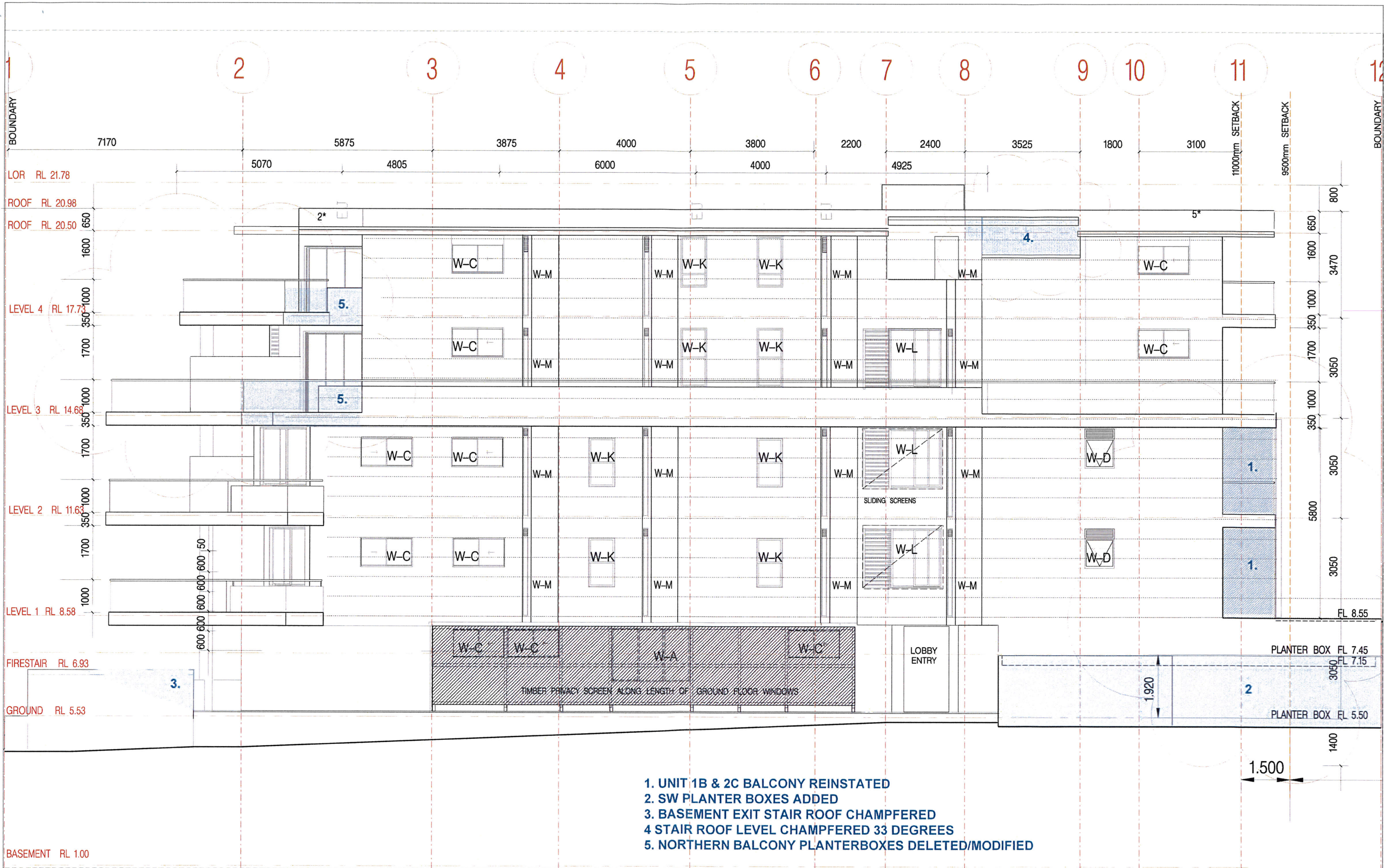
Regards  
Sheridan & Michael Nossiter  
0425 349 324

Sent from [Mail](#) for Windows 10

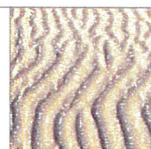




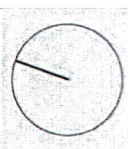




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MANLY OWNER'S GROUP  
46 Victoria Parade, Manly 2095



REV	DATE	DESCRIPTION	BY	CHK	DATE	DESCRIPTION	BY	CHK
001	08/05/18	ISSUED FOR APPROVAL/ISSUING	SS	PR				
002	08/05/18	CONSULTANT ISSUE FOR COORDINATION	SS	PR				
003	08/05/18	SERVICE ISSUES FOR COORDINATION	SS	PR				
004	08/05/18	SERVICE ISSUES ASSIGNED	SS	PR				
005	08/05/18	APR 10/18	SS	PR				
006	08/05/18	NOTES ADDED	LO	PR				
007	08/05/18	NOTES/REVISIONS ADDED	LO	PR				
008	08/05/18	NOTES/REVISIONS ADDED	LO	PR				
009	08/05/18	LEVEL 1 REAR BALCONY/STAIR REAR	LO	PR				
010	08/05/18	LEVEL 1 REAR BALCONY/STAIR REAR	LO	PR				

Residential Development @  
VICTORIA PARADE, MANLY, NSW

CC-AUGUST 2018  
1:50 @ A1

FOR CONSTRUCTION

WEST ELEVATION

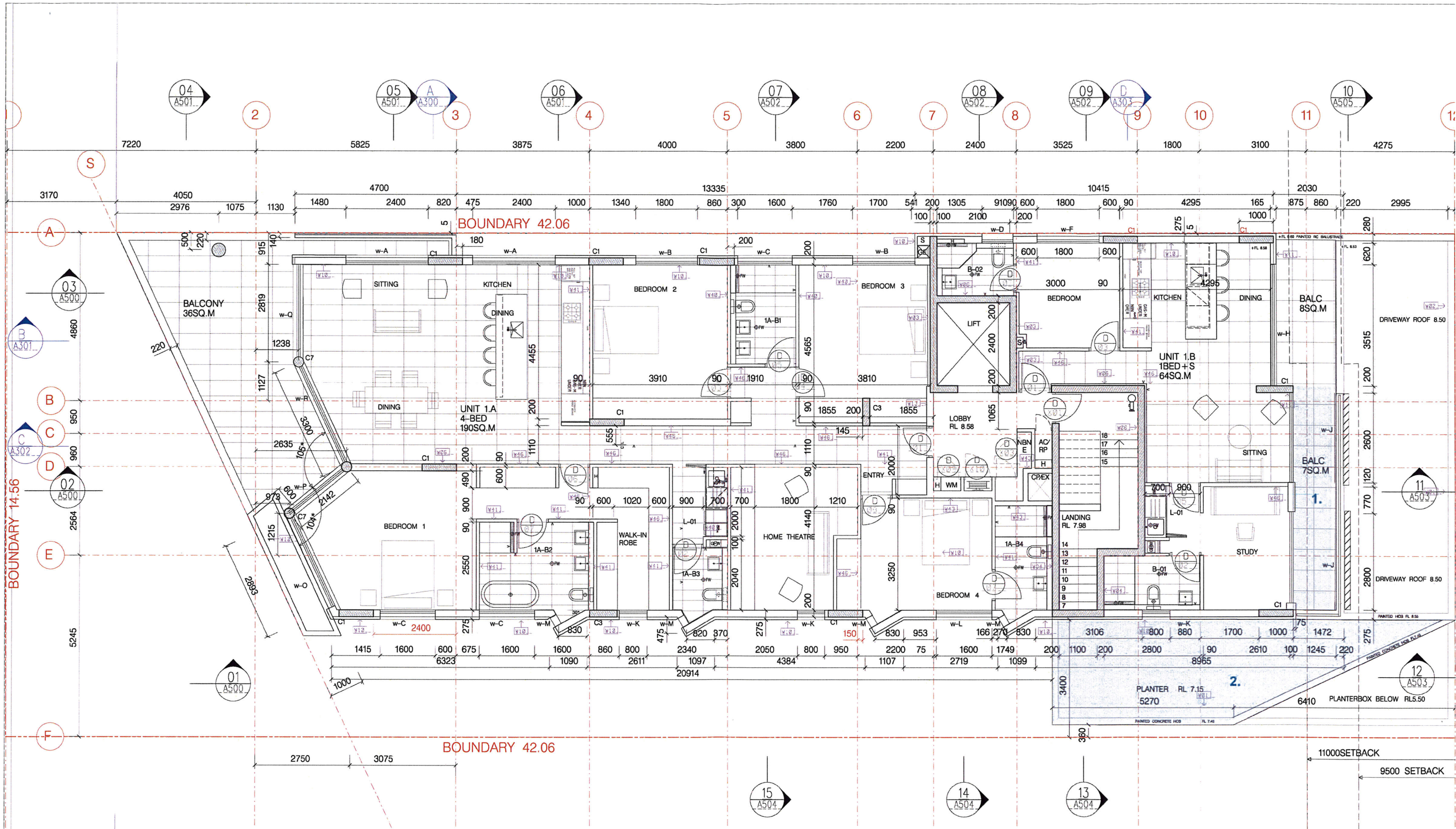
2424-A203

6



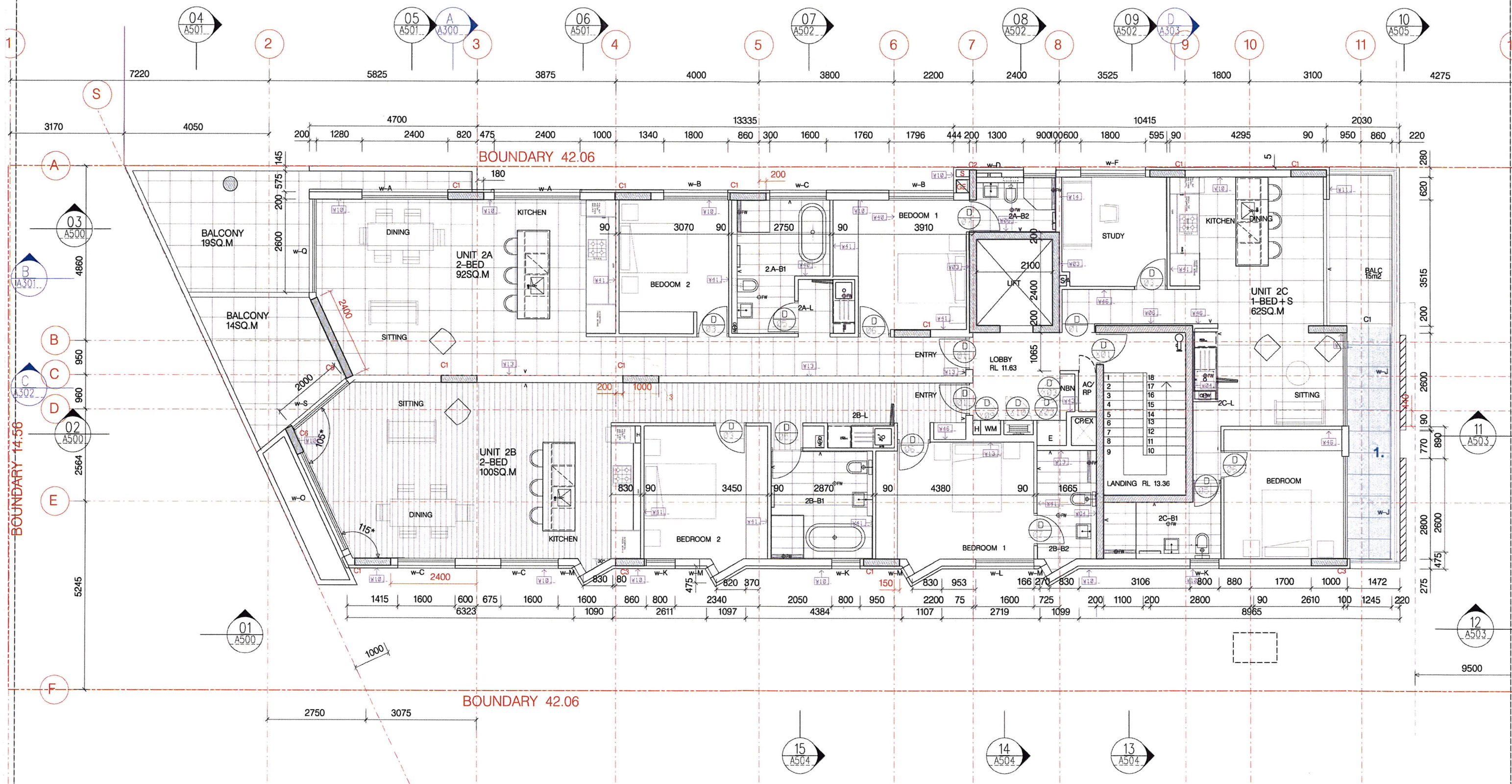






- 1. UNIT 1B BALCONY PORTION REINSTATED
- 2. TAPERED PLANTERBOX BEHIND RL7.45 WALL

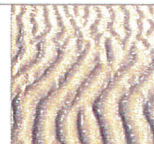




1. UNIT 2C BALCONY EXTENSION REINSTATED



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MANLY OWNER'S GROUP  
46 Victoria Parade, Manly, 2095



DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
15/08/18	1	ISSUED FOR APPROVAL	15/08/18	1	ISSUED FOR APPROVAL	15/08/18	1	ISSUED FOR APPROVAL
15/08/18	2	ISSUED FOR APPROVAL	15/08/18	2	ISSUED FOR APPROVAL	15/08/18	2	ISSUED FOR APPROVAL
15/08/18	3	ISSUED FOR APPROVAL	15/08/18	3	ISSUED FOR APPROVAL	15/08/18	3	ISSUED FOR APPROVAL
15/08/18	4	ISSUED FOR APPROVAL	15/08/18	4	ISSUED FOR APPROVAL	15/08/18	4	ISSUED FOR APPROVAL
15/08/18	5	ISSUED FOR APPROVAL	15/08/18	5	ISSUED FOR APPROVAL	15/08/18	5	ISSUED FOR APPROVAL

Residential Development @  
VICTORIA PARADE, MANLY, NSW

CC-AUGUST 2018  
1:50 @ A1

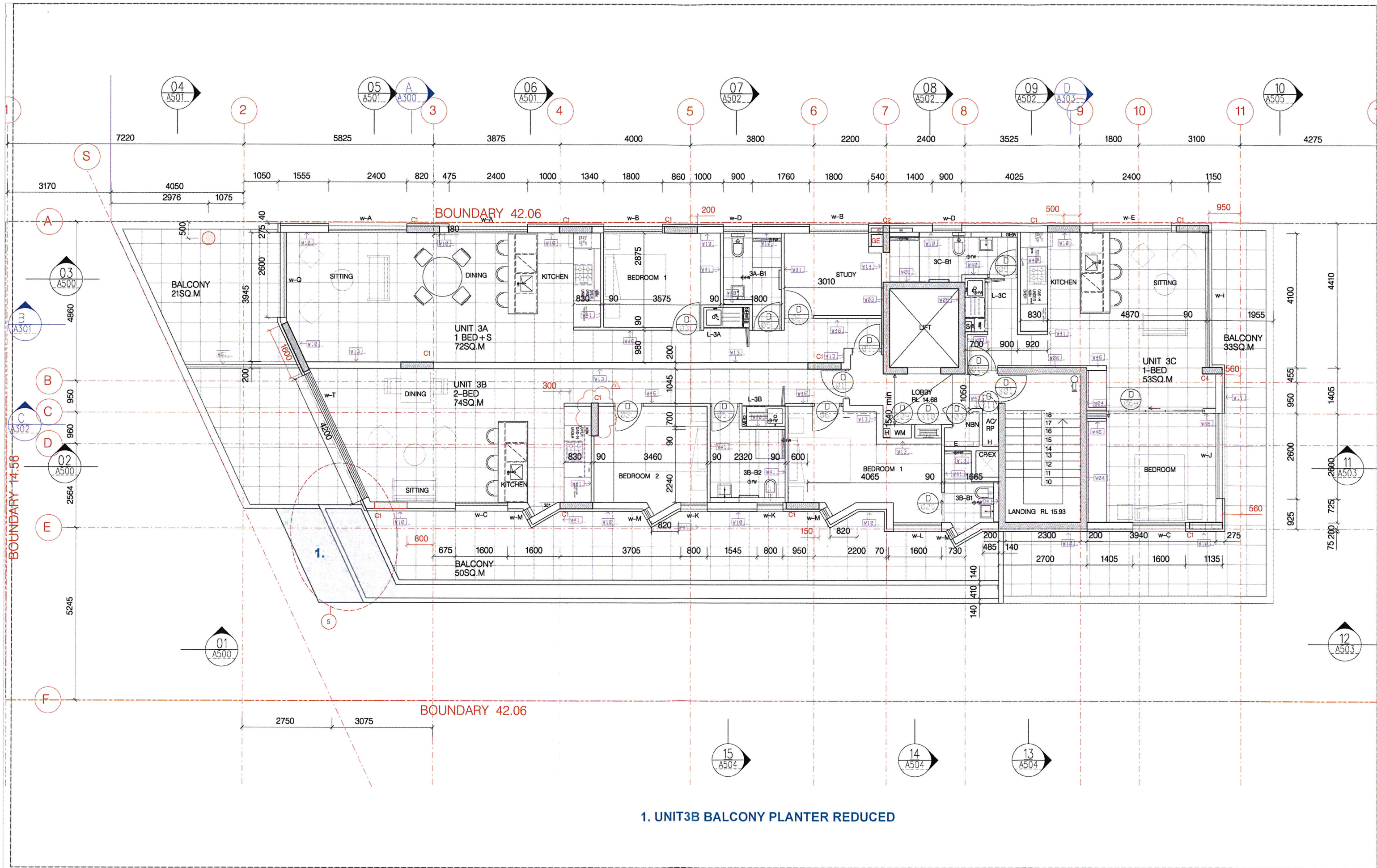
FOR CONSTRUCTION

LEVEL 2 PLAN

2424- A105

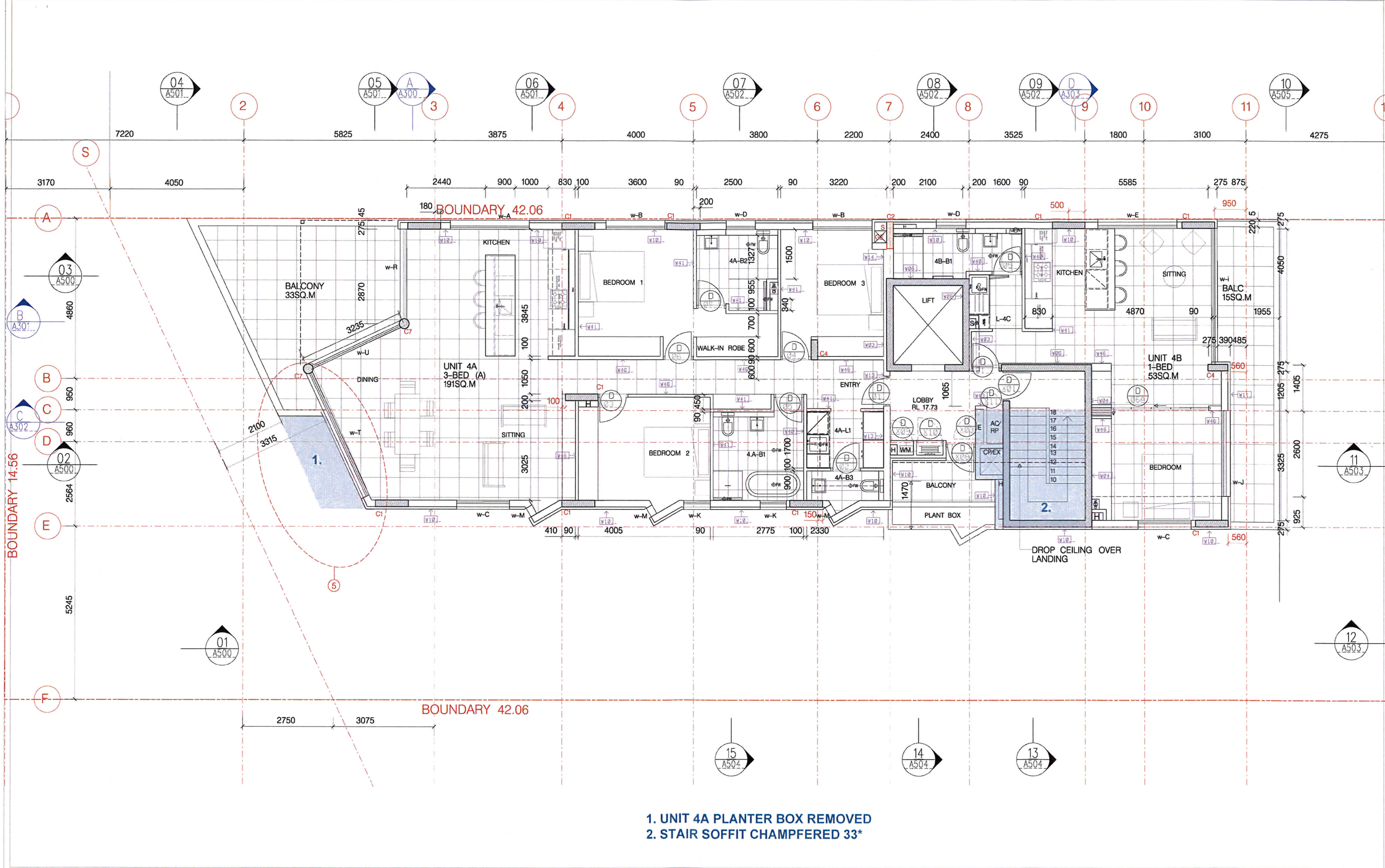
6





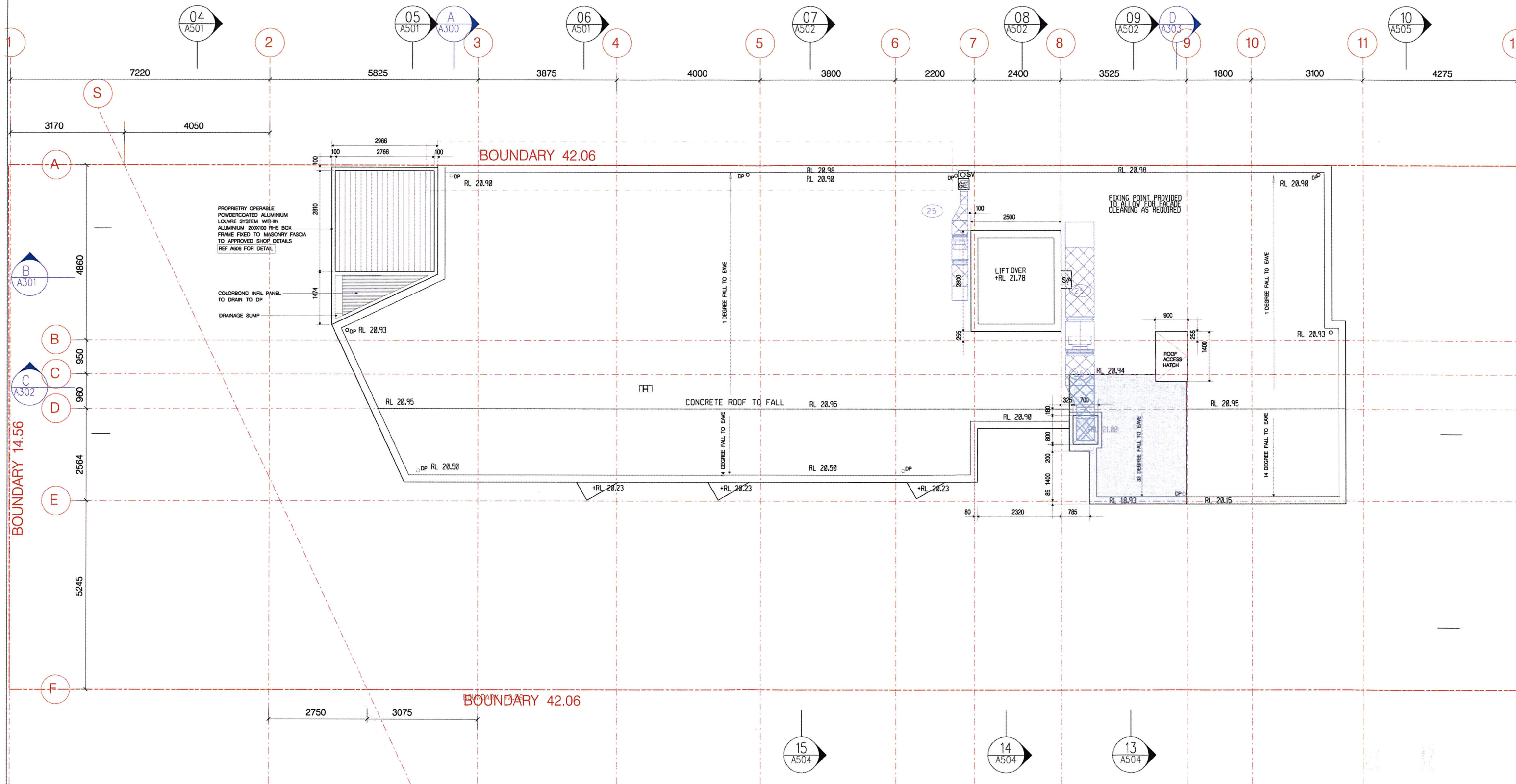
1. UNIT3B BALCONY PLANTER REDUCED





- 1. UNIT 4A PLANTER BOX REMOVED
- 2. STAIR SOFFIT CHAMFERED 33\*

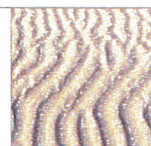




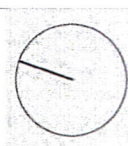
1. ROOF PORTION OVER STAIR CHAMFERED TO 33 DEGREES  
REF A 504



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MANLY OWNER'S GROUP  
46 Victoria Parade, Manly 2095



DATE	REV	DATE	DESCRIPTION	DATE	REV	DATE	DESCRIPTION	DATE	REV	DATE	DESCRIPTION
08/05/18	01		ISSUED FOR APPROVAL/PHYS	05/05/18	01						
13/06/18	02		CONSULTANT ISSUE FOR COORDINATION	05/05/18	02						
20/06/18	03		SERVICE RISERS FOR COORDINATION	05/05/18	03						
20/06/18	04		SERVICE RISERS ADJUSTED	05/05/18	04						
09/07/18	05		APC RULES	05/05/18	05						
09/07/18	06		NOTES ADDED	05/05/18	06						
21/07/18	07		NOTES/DIMENSIONS ADDED	05/05/18	07						
05/08/18	08		STAR ROOF CHAMFER @ 31°	05/05/18	08						

Residential Development @  
VICTORIA PARADE, MANLY, NSW

CC-AUGUST 2018  
1:50 @ A1

FOR CONSTRUCTION

ROOF PLAN

2424- A111

4



RL 28.07

RL 25.06

RL 22.06 OVERRUN RL 21.78  
ROOF RL 20.98  
ROOF RL 20.43

RL 19.03  
LEVEL 4 RL 17.73

RL 16.06  
LEVEL 3 RL 14.68

LEVEL 2 RL 11.63

LEVEL 1 RL 8.58

NO. 9-14 STEYNE STREET

GROUND RL 5.53

EXISTING FENCE ON BALCONY EDGE BALCONY RL 9.89

DUNGOWAN  
LANE

RL 4.13

BOUNDARY

A

B

C

D

E

BOUNDARY

F

4970

840

960

2565

5245

800

650

3250

1600

1000

350

1700

3050

1000

350

1700

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W-N

14°

1200

1850

1200

1850

1200

1850

1200

RL 6.93

RL 4.10

1. UNIT 3B & 4A BALCONY/PLANTERS MODIFIED

TOP OF PARAPET RL19.61

RL 16.27

RL 10.85

RL 10.85

RL 8.15

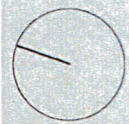
RL 6.73 BALCONY

NO. 42-44  
VICTORIA

arc

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MANLY OWNER'S GROUP  
46 Victoria Parade, Manly, 2095



ISSUE	REV	DATE	DESCRIPTION	DRW	CHK	ISSUE	REV	DATE	DESCRIPTION	DRW	CHK
01	A	08/05/17	SUBMIT FOR APPROVAL/PERMITS	SS	PH						
02	B	13/06/18	CONSULTANT ISSUE FOR COORDINATION	SS	PH						
03	C	20/06/18	REPLACE RISERS FOR COORDINATION	SS	PH						
04	D	21/06/18	REPLACE RISERS ADJUSTED	SS	PH						
05	E	02/07/18	ARC ISSUE	SS	PH						
06	F	03/07/18	NOTES ADDED	LO	PH						
07	G	21/07/18	NOTES/COMMENTS ADDED	LO	PH						
08	H	08/08/18	ISSUE ADDED	LO	PH						
09	I	08/08/18	GROUND UNIT W-U REPLACED W-N	LO	PH						

Residential Development @  
VICTORIA PARADE, MANLY, NSW

CC-AUGUST 2018  
1:50 @ A1

FOR CONSTRUCTION

NORTH ELEVATION

2424-A200

5









northern  
beaches  
council

21 June 2019

Peta Vivienne Butson  
5/42 Victoria Parade  
MANLY NSW 2095

petabutson@hotmail.com

Dear Sir/Madam,

**Application No.** Mod2019/0029  
**Address:** 46 Victoria Parade Manly  
**Description:** Modification of Development Consent DA367/2010 granted for  
demolition works and construction of a residential flat building

I wish to advise that the above development application will be referred to in the next meeting of the Northern Beaches Local Planning Panel (NBLPP), which will be held at **Council Chambers, 725 Pittwater Road, Dee Why** on **Wednesday, 03 July 2019** commencing at **1.00pm**.

The Meeting Agenda may be viewed 5-7 days prior to the meeting on Council's website [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au) > Planning and Development > Building and Renovations > Determination Panels, where you will find information concerning NBLPP and the meetings.

Should you wish to address the Panel on the application, you must do so by contacting the Panel Coordinator on 9942 2360 or at [carly.sawyer@northernbeaches.nsw.gov.au](mailto:carly.sawyer@northernbeaches.nsw.gov.au) no later than 4.00pm the day before the meeting. Please note that submissions to the Panel will generally be limited to 3 minutes, with the time extended at the discretion of the Chairperson.

You may wish to engage a consultant to attend the meeting with you to assist the Panel to understand your concerns.

If you have any mobility issues, please contact the Panel Coordinator prior to the meeting so that we can arrange access to the building for you.

Should you require any further information please contact the undersigned during Council's business hours on 9942 2360.

Yours faithfully,

Carly Sawyer  
**Senior Administration Officer**