
Sent: 6/07/2018 3:52:21 PM

Subject: Objection to Mod2018/0294 - (DA367/2010) SP 10040 46 Victoria Parade MANLY

council@northernbeaches.nsw.gov.au

Attention: **Development Assessment**

Modification No: Mod2018/0294 - (DA367/2010) SP 10040 46 Victoria Parade MANLY

Dear Assessment Committee

We are the owners of and occasional residents of **Unit 11, 44 Victoria Parade** located to the front of the building. Since purchasing in May 2011, our unit has always had uninterrupted views from the balcony and some internal rooms looking across toward Manly Beach. These views will be directly affected by the additional proposed modifications of Mod2018/0294 - (DA367/2010) SP 10040 46 Victoria Parade MANLY. We also object to the imminent loss of amenity to common areas of our building as a result of the proposed modifications.

We specifically object to the new S96 proposed changes for the following reasons:

1. There is no justification for the change in the design of the roof as approved by the LEC and MIAP

The roof of the then DA was redesigned in order to provide sunlight to specific areas, reduce the effect of overshadowing and limit the potential for slippery pathways and fungus growth through lack of sunlight. This new DA reduces sunlight to the majority of buildings on the eastern side.

2. There is no justification for an increase in the height of the levels of each floor in the DA. SEPP 65

The DA requests 21.20 metres which is excessive and will have a severely negative impact on the views of all owners on the eastern side of our building.

3. The owners of our building are entitled to the views they have paid for and enjoy. The increase in

“Shared views” was promoted by council as being fair when the last approval was granted. There is now no consideration for shared views.

4. It appears that for the owners of our building on the ground floor, the reduction in the height of the

Sincerely,

Edward Keller & Lourdes Lynn
Owners of Unit 11, 44 Victoria Parade

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