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**Sent:** 28/02/2019 10:57:25 AM

**Subject:** Objection to SP 10040. Mod2019/0029-DA367/2010 (by owner of 11/42 Victoria Parade)

The Manager,  
Development Assessment  
Northern beaches council

SP 10040. Mod2019/0029-DA367/2010  
46 Victoria Pde. Manly

Dear Manager

My wife (Lourdes Lynn) and I are the owners of 11/42 Victoria Parade, Manly NSW.

We object to the above development application (DA) modification 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 on 21 August 2014. Our owners had to spend considerable time, effort and money to receive a fair outcome to prevent overshadowing of our building. The roof of the approved 2014 DA was redesigned to provide sunlight to specific areas, reduce the effect of overshadowing and limit the potential for slippery pathways and fungus growth due to lack of sunlight. This proposed DA mod would result in reduced 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 proposed DA mod which would cause a significantly negative impact of shadowing; and visual impairment of our amenity through concrete balustrades. The floor heights have increased relative to those approved by MIAP in 2014. These new levels affect the view corridor for neighbours in the front and the solar access to adjoining neighbours in the rear of 42-44 Victoria Parade. This DA mod seeks elevation changes that would have a severely negative impact on the views of all owners on the eastern side of our building.
3. Our owners are entitled to the views they have paid for and currently enjoy. The increase in the levels of the balconies is totally unjustified; and the use of full height concrete balustrading causes additional visual obstruction and sense of space. "Shared views" was promoted by council as being fair when the last approval was granted. This proposed DA mod does not demonstrate any consideration for shared views.

We request that the NBC reject this variation to the 2014 LEC approved plans.

Sincerely

Edward Keller  
owner 11/42 Victoria Parade, Manly NSW  
Mobile: +61 411 406 463