
Sent: 14/01/2020 12:04:00 PM
Subject: Online Submission

14/01/2020

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14 / 28 - 32 Victoria PDE
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RE: DA2019/1475 - 22 Victoria Parade MANLY NSW 2095

Hi,

I am the owner of apartment 14 no.28 Victoria Pde.

Our building is located immediately to the northeast to the subject site. My apartment is located on the northern corner of the building on level 3.

I have reviewed the submission (Application Number: DA2019/1475) briefly and make the following comments:

1. Rooftop Recreation Area

The proposed use of this space as a commercialised communal recreation area will lead to ongoing problems with noise disturbing residents in the neighbourhood.

2. Architectural Merit

The proposed street facing facade is a jumble of intersecting structural and decorative elements that create an unharmonious and cheap aesthetic.

The proposal does not contribute positively towards the character and quality of the streetscape.

3. Bulk and Scale

In relation to height, the information provided in the SEE seems to focus on the properties between the subject site and the ocean beach and ignores the existing street profile in the direction towards the harbour beyond the first two properties. This creeping of bulk and scale down the street seems contrary to the intention of the existing controls.

It's a large exceedance - 39% for the 5th floor and 44% for the lift overrun.

In relation to FSR, the proposal is more than double that allowed under the existing controls:

"The proposal will result in a maximum gross floor area of 1,674.4sqm which equates to a floor space ratio of 1.73:1. The proposal will exceed the maximum gross floor area by 949.9sqm"

The additional floor area is accommodated not only by the additional height (above the 11m control) but also by the depth of the building, which translates to more building and less

sky/trees when viewed from the rear of our building, which is detrimental to the amenity available to our building residents and to the character of the neighbourhood.

4. Views

Pages 32 and 33 of the SEE address view impacts to 28 Victoria Pde with reference to the relevant framework for the assessment of view impacts noting:

"Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable."; and

"With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours."

and then comments:

"The development proposal results in a non-compliance to the maximum permissible building height above the third-floor level and may impact any existing view corridor from the west-facing balcony and living room area. In order to determine whether the potential view loss impact is a result of the increase to the maximum building height, further consideration must be given on conducting a site inspection to the view-impacted apartment to determine whether the proposal will result in a view loss impact and if so, whether a more sensitive and skilful design could address the view loss concerns of the impacted apartment"

I agree with the proposed further consideration being required, but note that any moderate view impact would be considered unreasonable (where due to the noted non-compliance with respect to height). The proposed remedy of a "more sensitive and skilful design" would apply to compliant areas (below 11m).

Contrary to the main body of the SEE, Appendix 2 simply dismisses the issue, noting the views are "not considered to be views worthy of retention ". How can this assertion be made given the recommendation in the SEE to conduct a site inspection to find out?

5. Access to Light

The SEE gives no consideration to loss of light after 3pm.

It's clear that some apartments in our building will be impacted by loss of light after 3pm, in some cases due to the exceedance of the height limit of 11m.

Kind Regards,

John Coffey
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