
Sent: 23/03/2020 6:18:45 AM
Subject: MOD2020/0101 (DA 367/2010)
Attachments: Modification 367 2010 Privacy Concerns.docx;

Dear Mr Brownlee

I see on your website that the people next door to us have put in a modification request.

We are very concerned about its impact on our privacy.

Please see my submission attached.

Kind regards

Peter & Vicki Achterstraat

Mr Ray Brownlee
General Manager
Northern Beaches Council
P.O. Box 82
MANLY NSW 1655

Dear Mr Brownlee

Mod2020/0101 (DA 367/2010), 46 Victoria Parade, Manly (SP10040)

Privacy Concerns

There was a risk that occupants on the western side of Level 3 in 46 Victoria Parade would be looking into the eastern facing living areas and bedrooms of the apartments in 42-44 Victoria Parade.

To overcome this, when the building for 46 Victoria Parade was approved, 2 aspects were included which helped maintain the privacy of the occupants of the eastern side of 42-44.

These were:

1. Building a raised planter at Level 3 north western corner.
2. Setting back the glass balustrade on Level 3 from the north western corner.

These 2 conditions give some comfort to us as owners of Unit 12 of 42 Victoria Parade that our privacy in our living and sleeping areas will be respected.

The proposal in the modification lodged on 4 March 2020 would take away those 2 protections.

The planter box was put there for very good reasons: to protect the privacy of the bedrooms and living areas in our building. The plants in the planter box will give the neighbours privacy and prevent the occupants from 46 from looking down into the rooms in 42.

To now remove the planter box and replace it with glass would take away this privacy.

Similarly, to extend the balcony on level 3 by one or two metres closer to our building also severely impacts our privacy. This new, extended balcony would be closer to our building than the balconies on the other floors of the development at 46 Victoria Parade.

I also note in the proposed plans for this modification that the window on level 3 at the front of the western side seems to have become full length. I might be misreading the plan because the submission says in para 3 that the only modification is to the demolition of the planter box and replacement of the glass balustrade. Can you let me know if it is proposed to change the size of any of the windows?

Yours sincerely

Peter & Vicki Achterstraat
Owners of 12/42 Victoria Pde Manly 2095
22 March 2020