

---

**Sent:** 30/03/2021 10:16:37 PM  
**Subject:** Mod2021/0039 - Letter of Concern from 8 Victoria Parade, Manly  
**Attachments:** Mod20210039\_Letter of Concern from 8 Victoria Parade.pdf;

Please find attached our letter of concern regarding the proposed development under reference Mod2021/0039. This letter is on behalf of the strata and owners committee of 8 Victoria Parade, Manly composed of 24 units directly opposite the proposed development.

Thank you.  
Mika Paech  
8 Victoria Parade Strata Committee Representative

30 March 2021

Development Assessment  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

To whom it may concern,

## **LETTER OF CONCERN OF DEVELOPMENT APPLICATION**

**Application No:** Mod2021/0039  
**Address:** Lot CP SP 31058 and Lot 1 DP 77358  
9 & 11 Victoria Pde MANLY

We are writing to you to raise our concern for the development proposal of 9 & 11 Victoria Parade, Manly.

As owners of properties on the opposite side of the road of this development, we are concerned about the significant height of the proposed development and impact that it will have on the existing parking limitation of the ISTHMUS parking area - in addition to concerns about building shadowing - and altering the aesthetic of the street - we live on and call home.

The Southern end of Victoria Parade (harbour side) retains a "Manly" neighbourhood charm by having many historical art deco buildings and lower rise apartments as opposed to the large developments along the oceanfront and Northern end of Victoria Parade. The proposed development not only takes over two of these small houses on the block but also exceeds the height of its neighbouring properties, which will certainly take away from the charm and sense of neighbourhood community that Manly is known for.

Additionally, the proposed height will cause significant further shadowing of the street by casting large shadows. This reduction in sunlight will negatively affect the livability of the neighbourhood especially in the winter months. The developers are sure to understand we are a close knit group on Victoria Parade and welcome careful planning of our community they seek to alter.

On top of this, what is already a hugely congested parking area, this property will bring more residents, their visitors plus additional traffic with commercial spaces to park in the area. This will cause a significant impact on current Victoria Parade and Ashburner Street residents and desirability to reside here.

We seek your assistance to ensure the height of the proposed development is significantly reduced to be no taller than neighbouring properties i.e. not more than 6 stories (including ground level), and its design presence is in line with the character of the Southern side of Victoria Parade. Also that additional parking is provided for visitors and commercial visitors to ensure there is no additional impact on ISTHMUS parking congestions.

If you require any further clarification or points of view on this matter, please don't hesitate to contact our liaison on this matter Mika Paech of 23/8 Victoria Parade at [mikapaech@gmail.com](mailto:mikapaech@gmail.com) or on 0415 336 452.

Regards,

The Strata & Owners Committee of 8 Victoria Parade, Manly