
Sent: 3/04/2021 4:16:58 PM

Subject: Submission to Mod 2021/0039 for modification to the consent to DA220/2013 for demolition of existing structures and construction of a mixed use development

The General Manager
Northern Beaches Council
PO Box 82
Manly, NSW 1665

Dear Council,

This email regards my concern as the owner/occupier of 2/13 Victoria Parade Manly, and the proposed Mod 2021/0038 which will impact my living standard and lighting in my apartment and investment in this apartment which will be very much impacted by the planed work. Below are a number of points which concern me greatly and I understand that a number of other objections have also been filed with relation to this proposal

-The planned excavations which will be 450mm from our boundary which is right next to my apartment wall is of great concern as the proper due diligence of the soil and impact to the heritage building which my apartment is in. Given the recent implications in the Opel tower and other developments which have caused irreparable damage to the building is unacceptable and given we are on a sand isthmus i cannot see how this could be approved in good faith. The depth of the digging to include a car park puts out building at significant threat given the composition of the soil/sand.

-Also with that closeness all my natural light coming from the western side of my apartment will be blocked out by the size of the proposed building and no thought seems to have been given to privacy for the existing residence on this side of my building. The wind flow and acoustics will also be adversely affected by this proximity and size of the proposed building to my apartment. Also given that the proposed build far exceed the Manly 2013 LEP and DCP height limits and guidance shows that this proposal cannot go through.

-The nature and image of Victoria parade will be affected by a large development which does not fit with the aesthetics of the street, and the heritage building at the front of the proposed building has not been given due thought for how this will make that heritage building look. Also with parking hard to find already in this street adding more units will only cause more hardship in this area.

I hope that the council takes the necessary steps to review these issues and makes the correct determination that this proposed building should not proceed. Thank you for the opportunity to make this submission of my objection to this build and please do not hesitate to contact me should you require any more information.

Regards,

Ryan Waters
Owner/occupier 2/13 Victoria Parade