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To: DA Submission Mailbox
Subject: Online Submission

11/09/2025

MISS Kate Lorimer
17 / 28 Victoria PDE
Manly NSW 2095
[REDACTED]

RE: DA2025/1157 - 1 / 18 Victoria Parade MANLY NSW 2095

I am writing to object to the development proposal at 18 Victoria Parade Manly. I would like to raise the following omissions and objections to the developer's application:

1. Acoustic Privacy:

1.1 Objections:

- The proposed design of rooftop terrace and spa compromises the privacy of neighbouring residents. The terrace is only set back 4.1m from the north-east boundary line, and 4.5m back south-west boundary of the adjacent residences on Victoria Parade.

1.2 Omissions:

- The proposed placement of the mechanical plant on the top floor on the north-eastern boundary will directly face the residents of 28 Victoria Parade. No acoustic assessment has been made of the impact of the machinery at this distance to the neighbouring residents.
- There has been no acoustic assessment to review the impact of noise on residents of Victoria Parade from the proposed rooftop terrace and spa. No attempt was made by the developer to contact residents or the managing agent of the adjacent buildings to organise a comprehensive study of the noise impact from inside the affected apartments facing the terrace.
- There is no detailed information provided on the external lighting plan, and any detrimental effects they might cause from the angle of their installation to neighbouring properties. Neither the noise impact of this proposal, nor measures taken to reduce this noise have been considered in the designs.

2. "View Creep" & Natural Light

2.1 Objections:

- The height of the property is still above the legal limit of 22m according to the R3 Medium Density Residential Zone guidelines.
- There will still be a detrimental loss of view for every apartment on the upper north and south-western sides across to Manly Cove that will severely impact the value of the property. The maximum set-back from the boundary line is just 6.1m. The top floor apartments at 28 Victoria Parade currently enjoy extensive views across to Little Manly incorporating the iconic Norfolk Pine trees, the Manly ferry and the promenade. They are intrinsic to the value of the apartment, and any loss from a non-compliant breach of height restrictions will have a detrimental effect. The right to light as well as the inherent value of this outlook will severely impact the residents of 28 Victoria Parade if the building is allowed to exceed the limited height.

2.2 Omissions:

- There has been no shadow assessment report provided for 28 Victoria Parade. Our

apartment block is situated to the east of the proposed site and will have a reduction in afternoon sunlight from the westerly direction with proposed height of the new building.

- There has been no view assessment report provided for 28 Victoria Parade with the proposed sixth level exceeding the legal limit of 22m. Currently, apartments on the top floor enjoy extensive views towards Manly Cove, including the iconic Norfolk Pine trees, ferry and promenade. A loss of this view will be detrimental to the value of the apartments.

3. Hours of work for demolition and construction:

4.1 Objections:

- The effects of noise, dust and drilling vibration will have a detrimental effect on residents of 28 Victoria Parade for an extended period of time. Our building houses families, shift workers and individuals who work from home, and the constant invasion of their everyday amenity from the impact demolition and construction less than 15m away will not only negatively affect the residents, but the landlords who will be unable to lease their properties so close to a building site.