
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 11/09/2025 2:18:05 PM
To: DA Submission Mailbox
Subject: Online Submission

11/09/2025

MS Laura Newton
1 / 14 - 16 Victoria PDE
Manly NSW 2095
[REDACTED]

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

To the Assessing Officer

I am writing in relation to DA2025/1157, concerning the proposed demolition of the existing building and construction of a six-storey residential flat building at 18 Victoria Parade, Manly, with a formal objection to the DA.

I request that the application only be supported if a revised design can be provided that is in keeping with the current streetscape and is not as intrusive as the current proposal, in both height and floor space ratio, including revised setbacks.

In addition to the detailed submission made by the Strata Owners Corporation SP 37160, as a resident of 14 Victoria Parade, who will be fundamentally impacted by this proposal, I also wish to provide the following submissions:

- the intention of the SEPP Policy is to create more housing supply, particularly, affordable housing. The policy was designed to allow for looser controls surrounding existing homes, to be turned into apartments or other multi dwelling structures. This proposal seeks to knock down an existing apartment block of 9 units, housing a number of families, and build a luxury apartment block of 11, which will be neither affordable, or accessible (in fact, the proposal does not comply at all with accessibility requirements). The proposal is taking advantage of one policy, to benefit themselves, and not the community, and is not in the spirit of the policy intent.

- The SEPP Policy allows for new construction of up to 22m. Notwithstanding again, that the proposal should not even be allowed under the SEPP Policy (as it does not seek to address the intended purpose of the policy, being increasing housing supply), the design exceeds the allowed height by 1.5m and should be rejected in full on this basis alone. The proposed height - a doubling of the current height- is incredibly concerning, and not at all sympathetic to the area. New designs should ensure they consider the local heritage and be designed in consideration of this.

- My unit is located immediately to the West of the development site. I currently enjoy morning sun into my bedrooms, living area and courtyard, which according to the solar plans, will entirely disappear with the proposed development. I have a 20 year old established tree in my courtyard, which will no longer be viable with the severe reduction in sunlight. Furthermore, I

will lose my views out to Victoria Parade - I currently have an outlook of 2 beautiful Norfolk Pines, allowing me to not feel caged in, even in a unit that looks directly into the current building at 18 Victoria Parade. The increased frontage and height of the proposed development will entirely block this view for me, fundamentally impacting the enjoyment of my property. As somebody in their 30s, I had hoped I would be able to live in my home for decades to come, but having a six storey unit a mere 5m away from my bedroom window and 3m from my courtyard, blocking all my morning sun and caging my unit in, will fundamentally impact the enjoyment of my property in the long term. I am not opposed to development. But development has to be considered. The enjoyment of my property should not be diminished for the sake of luxury apartments.

- The proposed increase in the floor space ratio, beyond what is currently allowed under local planning laws, is concerning. Again, this proposal seeks to build 11 large, luxury apartments on a block that is not intended to house a 6 storey building with less than 3 metres set back from the street. The design feels incredibly restrictive, and looks to be attempting to make the use of every square metre available. Instead, the design should be reconsidered to include a significantly reduced set back from the front and sides (encompassing landscaping, where suitable, to suit some of the more recent builds in the street), and a reduction in height. I understand this will come at the expense of a 'sub penthouse' and a 'penthouse with a rooftop area, including a spa', but is housing residents in penthouses really something the State government wanted to address in the SEPP Policy? Surely replacing like for like (9 units for 9 units) is sufficient

- I have concerns with the positioning of the garbage bin storage in the driveway. It is represented on the design plan only, and not in the mocked up visual images produced (making it seem more appealing to the eye by omitting this). The proposed position of the garbage bins outside are directly next to my courtyard. While I appreciate that the bins are intended to only be here the night before pick up, given the issues with bringing the bins up and down the sloped driveway (as highlighted in the Council response), I have no doubt these bins will be positioned here permanently. It goes without saying, that nobody wants to have a row of garbage bins directly outside their small outdoor space (especially in a new build when this is entirely unnecessary), and I have no doubt that the bin placement here will lead to me being unable to utilise my outdoor space entirely, especially in summer.

- I have concerns with the proposed underground driveway with a traffic light system proposed to be built directly outside my living space and bedroom. It is not clear if the light from the traffic light will be visible to neighbouring properties or where it will be placed.

- It goes without saying that the demolition and construction will absolutely inconvenience every resident in the area, but particularly those of us who directly face the construction site, such as myself. I am incredibly concerned that there has not been a plan provided as to how noise, dust, traffic and other impacts will be addressed during what could only be at a minimum, a 12 month + operation. Some of us may be required to make alternative housing arrangements, and that can be done is provide us with their plan so that we can consider our housing options.

In summary, the proposed development is an over-scaled and unsympathetic proposal that is inconsistent with the neighbourhood's character and the principles of good planning. There are a number of glaring commissions from the application, which is concerning with a proposed development of this size. I have significant concerns about how this development will impact my own enjoyment of my property, significantly impacting my solar access and

views and overall enjoyment of my property. I urge the Northern Beaches Council to reject Development Application DA2025/1157 and request a revised design that is more sympathetic to the existing streetscape and not as intrusive as the current design in both height and floor space ratio, including front and side setbacks.

Thank you for considering this submission.

Kind regards
Laura Newton