



northern
beaches
council

MEMORANDUM

DATE: 23 April 2019
TO: Development Determination Panel
CC: Matt Edmonds, Manager Development Assessments
FROM: Claire Ryan, Principal Planner
SUBJECT: MOD2019/0013 – 31 Victoria Parade, Manly

Dear Panel,

MOD2019/0013 at 31 Victoria Parade, Manly was originally notified from 21 January 2019 to 6 February 2019. Seven submissions were received in relation to previously approved works and plans not being placed online. These submissions were addressed in the Assessment Report.

It was noted that MOD2019/0013 was notified with an incorrect description. Consequently, MOD2019/0013 was re-notified from 3 to 23 April 2019 with a corrected description. Three submissions were received as a result of the re-notification.

Name	Address
Mr Jeffrey David Schaffer	5 / 25 - 27 Victoria Parade MANLY NSW 2095
Mr Clive Owen Gestern Williams	3 Arthur Circuit FORREST NSW 2603
Mrs Peta Vivienne Butson	5 / 42 Victoria Parade MANLY NSW 2095

The following issues were raised in the submissions and each have been addressed below:

- Objections to previously approved works:
 - Height of building;
 - Additional height out of character; and
 - Parking.
- And the impact of those works:
 - Solar access;
 - Heritage character; and
 - Setbacks and visual impact.

The matters raised within the submissions are addressed as follows:

- Previously Approved Works
Comment:
The height of building, additional units and building bulk are all as approved under the original application and subsequent modification applications. The current proposed modifications alter dimensions of approved windows and the materiality of approved privacy screens only, and do not impact on parking rates, nor result in any additional bulk, shadowing or reduced setbacks.

Claire Ryan
Principal Planner
Planning & Place