
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 17/08/2025 1:13:31 PM
To: DA Submission Mailbox
Subject: Online Submission

17/08/2025

MR Christopher Syme
71 Whistler Street ST
Manly NSW 2095

RE: DA2025/0923 - 1 / 92 North Steyne MANLY NSW 2095

DA2025/0923 Objection Letter
To: Northern Beaches Council
Re: Objection to Development Application - 92 North Steyne, Manly

Dear Assessment Officer,

I write to formally object to the proposed development at 92 North Steyne, Manly (DA2025/0923). After reviewing the submitted development plans, I raise the following objections on planning, environmental, and amenity grounds. The proposal fails to comply with key provisions of the Manly Local Environmental Plan (LEP) and the Northern Beaches Development Control Plan (DCP), and should not proceed in its current form.

1. Excessive Bulk and Scale on a Small Site

- The site area is 310.9 m², yet the proposal seeks to accommodate a multi-level apartment development with a basement car park, four levels of residential units, and a roof structure.
- This represents overdevelopment, creating a building of a scale inconsistent with the lot size.
- The intensity of built form is not appropriate for the small parcel and results in overcrowding, bulk, and loss of visual relief within the streetscape.

2. Boundary-to-Boundary Building

- The plans (see Site Analysis, page 2) confirm that the new structure will be constructed boundary-to-boundary on both sides.
- In contrast, most neighbouring developments retain side setbacks, which allow for landscaping, solar access, and a visual break between buildings.
- By eliminating setbacks, this proposal introduces a sheer wall of development, inconsistent with the established rhythm of the streetscape and contrary to the objectives of the Northern Beaches DCP, which seeks adequate separation between buildings to protect amenity and character.

3. Non-Compliance with Streetscape Character

- The Street Analysis - Existing vs Proposed (pages 4-7) demonstrates that the proposed built form protrudes aggressively compared to neighbouring developments.

- The façade treatment, scale, and continuous bulk fail to integrate with the existing pattern of development along North Steyne.
 - The proposal diminishes the human scale, undermines coastal village character, and disregards the requirement to respect existing neighbourhood character and streetscape cohesion.
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4. Overshadowing and Loss of Amenity

- The Shadow Diagrams (pages 30-32) show significant overshadowing of neighbouring properties from 9am through 3pm on the winter solstice.
 - This materially reduces solar access to adjacent residential buildings, contrary to SEPP 65 and the DCP requirement that developments should maintain adequate sunlight access for neighbours.
 - Loss of sunlight impacts both residential amenity and the environmental sustainability of surrounding dwellings.
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6. Insufficient Landscaping and Deep Soil

- While the Landscaping Summary (page 29) indicates provision of 34.55m² of deep soil, this is only just at minimum compliance.
 - With the boundary-to-boundary approach, meaningful landscaping and tree planting opportunities are eliminated, contrary to the DCP objectives for urban greening, biodiversity, and amenity.
 - The absence of generous setbacks prevents planting that could soften the building's dominance within the streetscape.
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7. Visual Bulk and Loss of Views

- The Building Envelope Analysis (pages 36-37) illustrates how the proposed form pushes well beyond the typical scale and envelope of nearby buildings.
 - The excessive bulk not only disrupts visual continuity but also risks blocking coastal views enjoyed by neighbouring properties and the public domain.
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Conclusion

For the above reasons, the proposed development at 92 North Steyne is non-compliant with the Manly LEP and Northern Beaches DCP. It represents an overdevelopment of a small site, fails to respect existing streetscape character, creates unacceptable overshadowing impacts, and disregards the planning controls for height, setbacks, and amenity.

Accordingly, I respectfully request that Northern Beaches Council refuse this development application in its current form.

Yours sincerely,

Chris Syme
71 Whistler Street Manly
17th August 2025