
From: Phil Donnelly
Sent: 15/08/2025 2:56:13 PM
To: Council Northernbeaches Mailbox
Cc: [REDACTED]
Subject: DA 2025/0923 92 North Steyne Manly Letter of Objection Submission Donnelly
Attachments: DA 2025 0923 Letter of Objection Submission Donnelly.pdf;

Dear Sir/Madam

Please find attached our letter of objection against DA 2025/0923.

Please acknowledge receipt of our submission.

We consent to our letter of objection being made public

Regards

Phillip & Darrienne Donnelly

Mobile [REDACTED]

Email [REDACTED]

15th August 2025

NORTHERN BEACHES COUNCIL

25 PITTWATER ROAD,

DEE WHY NSW 2099

council@northernbeaches.nsw.gov.au

RE: DA 2025/0923 92 NORTH STEYNE MANLY

LETTER OF OBJECTION SUBMISSION: DONNELLY

Dear Sir,

We wish to express our objection to the above proposed development at 92 North Steyne Manly. We are the owners and residents of Unit 5, 91 North Steyne Manly which comprises the third floor and rooftop entertaining and pool area of our building. The objections we have to the proposed development are as follows

1. Unsuitable Site

The proposed building is a massive over development on a small site and has been designed without regard for the amenity effects on neighbouring buildings, the streetscape and its negative impact when viewed from the heritage listed Manly Beach Reserve.

It is significantly non-compliant with the provisions of the Manly Development Control Plan (DCP) and should be refused by Council. It would have devastating outcomes, not only for adjoining properties, but also for the future streetscape of the Manly Beachfront currently enjoyed by the community. The proposed development is a blatant attempt by an applicant to try to exploit the increased building height provisions in the recently legislated State Environmental Planning Policy (SEPP) without proper regard to the unreasonable impacts of the development, or if the development outcome would achieve the main purpose of SEPP. Safeguards are included in SEPP which properly require Council to conduct a merit-based assessment and refuse development applications which have unacceptable impacts. This is a very clear example of a development with significant unacceptable impacts where the Council should act to properly protect the future amenity of Manly and the Manly beachfront for the community by refusing the development.

The reasons why the site is clearly unsuitable for the proposed development are demonstrated by the following unacceptable impacts of the proposed development

2. Devastating Solar Loss

The proposed development will cause our unit to be deprived of the majority of access to sunlight we currently enjoy, particularly in all our main living areas and

private open space entertaining areas (our balcony adjacent to our main living/dining room, rooftop entertaining and pool areas). It will also affect all other rooms located on our northern side namely our study, Bedroom 2 and rear balcony and Bedroom 1.

The amount of solar loss will be devastating to us personally, particularly in our high usage main living areas and will have a significant detrimental effect on our everyday enjoyment of our residence. The primary cause of the devastating loss of sunlight and daylight in our unit is the failure of the development to reasonably comply with council's DCP setback controls to the side, rear and front boundaries.

The solar information included with the application is misleading and does not properly identify the extent of the solar loss on adjoining properties and fails to properly identify the full solar effects on our building.

Attached by way of example are two photos of morning and afternoon winter sunlight to our main living room and balcony areas. The majority of sunlight to these areas will be lost due to the extent of the development's unreasonable non-compliance with council's DCP setback controls. A proper full solar study would confirm the extent of this solar loss.

Any level 4 in the proposed development is totally unacceptable and as it cannot be set back reasonably within council's DCP setbacks on such a narrow site so as to avoid devastating solar impacts on our unit and building. The height of the proposed development should not exceed the existing height of 91 North Steyne to avoid unacceptable solar impacts. All side, rear and front setbacks should be increased to reasonably comply with council's DCP setback controls to avoid devastating solar loss outcomes for our property.

3. Loss of Privacy

The proposed design will have an unreasonable effect on our privacy particularly in our main living and private open space areas. The floor level of the upper floors in the proposed design, will result in direct viewing into all of our private open spaces and main living areas. These elevated levels will look over and beyond our unit. Floor levels in the development should be aligned with those in neighbouring properties to minimise these impacts. Our unit will be unreasonably exposed to overlooking by two elevated floor levels (levels 4 and Level 3)

Additionally, the windows on the southern side of the development are not minimised, do not have privacy screens and are not aligned to prevent viewing into our private open spaces and main living areas. Fixed full height (1.7 meter) privacy screens are also needed for the edge of all balconies which should be setback further to reasonably comply with DCP setbacks and minimise privacy impacts.

Floor levels not being aligned, combined with non-compliance with DCP setbacks, also cause increased noise pollution to units in our building affecting enjoyment and privacy of our residents. In our unit, our main living and private open spaces will be

unreasonably directly exposed to noise emanating from three levels in the proposed development. Namely level 2 which will rise above our 3rd Floor, as well as Levels 3 and 4 with floor levels elevated above which will affect both our 3rd Floor areas and our rooftop private open space.

4. Loss of Views

The proposed building will result in loss of views from our unit which are caused by its unreasonable non-compliance with DCP setbacks and design controls. The views effected in our unit will be

- water and district views to the North and North East when viewed from our main living room and adjacent private open balcony spaces located on Level 3
- Water and district views to the North, North West and North East when viewed from our private open spaces located at roof level.

The applicant has paid no regard to these view loss impacts or seeking to minimise them in their application. No view loss analysis was included in the development application. Council should request a full view loss analysis to be submitted before considering the proposal.

5. Excessive Bulk & Scale

The proposed building is a huge overdevelopment of a very small and limited site and is not suitable for the proposed development. The development will be jarring to view from the streetscape and Manly beachfront area due to its excessive bulk and scale on what is a limited narrow site. The proposal is effectively to construct a five-storey development (including carparking level above ground) on an unsuitable narrow and small beachfront site.

There are several unacceptable factors which all contribute to the excessive bulk and scale of the proposed development which include

- Failure to reasonably comply with DCP setback controls at the side, rear and front of the building
- Location of carparking above ground level
- Non alignment of floor levels with adjoining buildings and increase in storey heights
- Overall building height above 91 North Steyne without complying with DCP setback controls. Level 4 in the proposal is not acceptable and should be deleted.
- Lack of landscaping

6. Overbearing effect of the development

The excessive bulk and scale of the building will have overbearing effect and create a sense of being enclosed by unreasonably large building located close to our side boundary, overshadowing and towering above us. It will have a devastating and unreasonable effect on the amenity of our unit and building

7. Wind Tunnel effects

The beach front is a high wind area. Lack of separation of the proposed building from adjoining building, combined with its excessive bulk and scale will also produce unreasonable wind tunnel effects to both adjoining properties and negatively impact air circulation to these properties as well as several properties located towards the rear in Whistler Street

8. Contrary to aims of SEPP and State Government Legislation

The expressed aim of SEPP was to increase housing supply. The proposed development does not meet the aims of this legislation in that it seeks to reduce the number of residences from the current six units to three units.

The applicant is seeking to increase the amenity of the three units in the proposed development by unreasonably taking away substantial amenity from adjoining properties, the streetscape and the community.

We request that Council refuse this development application and protect neighbouring properties, residents and the general community from all the unreasonable and unacceptable impacts of the proposed development.

Phillip & Darrianne Donnelly

5/91 North Steyne Manly NSW

Attachments – examples of existing solar access which will be substantially lost by the proposed development

1. Figure 1 Solar Access Morning 5/8/25 10am Living Room & Balcony
2. Figure 2 Solar Access Afternoon 5/8/25 1.30pm Living Room & Balcony

Figure 1

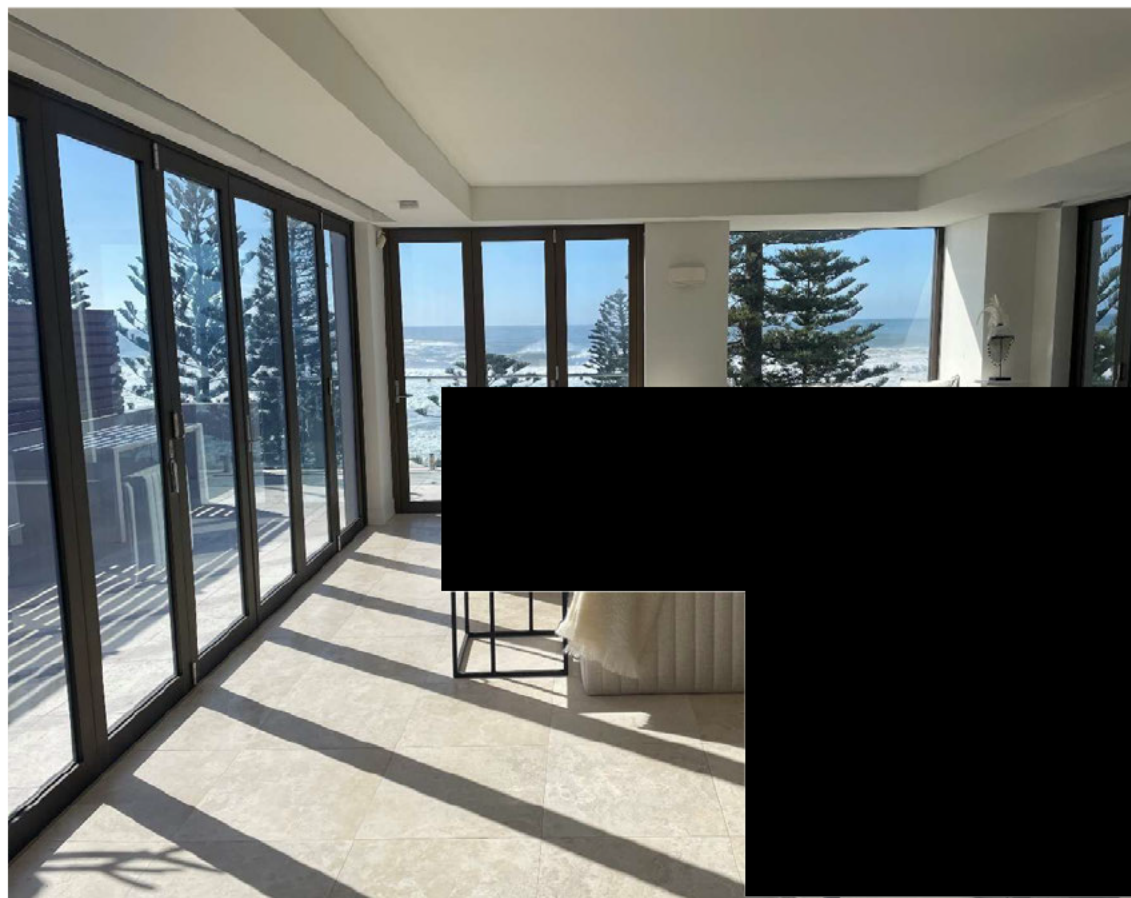


Figure 2

