
From: Jo & Cam Stewart
Sent: 19/08/2025 5:02:10 PM
To: Council Northernbeaches Mailbox
Subject: Objection to DA2025/0923 – 92 North Steyne, Manly
Attachments: Objection DA2025_0923 - Stewart - 190825.pdf;

Submission attached.

19 August 2025

Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Attn: Alex Keller

Re: Objection to DA2025/0923 – 92 North Steyne, Manly

We are writing to oppose the proposed development DA2025/0923 at 92 North Steyne, Manly. The development presents several significant issues that adversely impact our adjoining property at 16/93-95 North Steyne, Manly.

Our apartment is located on the southern end of 93-95 North Steyne on the third floor. We enjoy a private outdoor living space stretching from the front of our building down the full length of our southern building boundary (Pic 1). Full height glass sliding doors open from our living room onto this balcony. They are a critical source of light into our only living space (Pic 2).

Our primary concerns are:

1. Lack of Setbacks:

The plans show insufficient side and rear setbacks from adjoining properties. Of particular concern is along the shared boundary line between 92 and 93-95 North Steyne. Our third-floor apartment currently enjoys at least a car's width distance from our balcony to 92 North Steyne (Pic 3). Whilst the applicant's plans don't state the actual proposed setback, the artist's impression in Pic 4 depicts the stark difference the lack of setback would make to our balcony. This would lead to a loss of privacy both on our balcony and living room, severe overshadowing and resultant lack of light to our living space, and wind tunnel effects. The two buildings appear to be almost touching which also raises concerns for maintenance, access and security. This lack of space between structures diminishes our quality of living and is inconsistent with the North Steyne streetscape. A walk between Carlton Street to the south and Pacific Street to the north shows the dominance of side setbacks of at least the same size as what we enjoy currently.

2. Solar Access:

Whilst the applicant's solar diagrams do not accurately reflect the sunshine we receive throughout the day on our balcony and living room, the proposed increase in height of 92 North Steyne and the lack of setbacks are expected to severely impede solar access to our lot, reducing natural light and impacting the liveability of our only living space and balcony. In areas of the applicant's plans (eg Pic 4) we are depicted as having a roof over our entire balcony. This is not the case. We currently enjoy sunlight down the outdoor balcony and into our only living space. We have louvres over a portion of the side balcony. This setup maximises solar access and protection whilst allowing light into our only living space (Pic 2).

3. Bulk and Scale:

The proposed building's bulk and scale are disproportionate for the small lot size, resulting in an overly dominant structure that is out of proportion with the neighbouring buildings. In effect it has an additional storey overlooking 93-95 North Steyne, and our balcony in particular as seen in Pics 4 and 5. The lack of compliant setbacks and open space contributes to the feeling of an oversized

development wedged between its neighbouring properties. The limited landscaping does little to soften the built form.

4. Loss of Views:

The proposed building's height and mass will obstruct the water, beach and district views from our living space and balcony, which are a vital aspect of our lot's appeal and value.

Given these concerns, we respectfully request that the Council carefully consider the adverse effects this development would impose on its immediate neighbours and the precedent it could set for further non-compliant buildings changing the streetscape of North Steyne.

Regards,
Joanne & Cameron Stewart
16/93-95 North Steyne
Manly NSW 2095



Pic 1: Outdoor living space overlooking roof of 92 North Steyne.



Pic 2: Light entering from the southern boundary into our only internal living space.



Pic 3: Existing setback of 92 North Steyne from boundary with 93-95 North Steyne.



Pic 4: Inaccurate depiction of a solid roof over the full length of lot 16 side balcony. The lack of side setback will impact light and privacy to our internal and external living spaces.



Pic 5: The proposed development towering over our outdoor living space would block light and cause privacy concerns.