
From: nick prentice
Sent: 18/11/2025 11:25:39 AM
To: Council Northernbeaches Mailbox
Cc: nick prentice
Subject: DA 2025/1559. 27 East Esplanade Manly 2095

Dear Sir/Madam`

I wish to make a submission by way of objection to the abovementioned DA. I wish to be registered by Council as an official objector & to receive direct notification from Council or other Consent Authorities in respect of this DA.

My grounds for objection are briefly summarized in the points below:

- 1 The scale of the proposed development relative to the adjoining heritage building Abbeyleigh which is part of the Manly historical landscape. If allowed it will tower over the surrounding buildings & be wholly out of place with Manly's character especially along the iconic foreshore. There are certain present foreshore or near foreshore buildings which would never be allowed now. Let's not aggravate that problem by adding more.!!
- 2 Overshadowing Manly Cove beach if permitted to the proposed height/stories.
- 3 The blatant attempt to utilize the In-Fill Affordable Housing Provisions to obtain an unreasonable & unjustified uplift in permitted height. The development proposes whole floor single apartments on all floors adjacent to the magnificent Sydney Harbour. Such apartments will retail for prices in the six to seven million range or more! Nothing of an affordable housing benefit to the community from cynically using that legislation in this way.
- 4 Permitting the proposed height will be the first step in turning the Harbour foreshore into another Surfers Paradise ie lined with multi-storied highrises & will forever destroy the character of Manly. Other future developments will use no.27 as a precedent so as to seek similar height dispensations!
- 5 The development as proposed significantly reduces the setbacks as between adjoining buildings resulting in a massive bulk-up from the present situation. That then affects views from my heavily used spaces. It gives the development increased valuable views at my cost. Why should they benefit by removing my asset in circumstances where the developer needs approval for such encroachment. The DA should on that ground alone be disallowed.
- If not disallowed significant amendments should be required to make the application compliant. Such amendments should include a limit of six stories or less and retaining the existing set-backs.
- 6 Loss of privacy issues arise with views from the development as proposed into my living spaces.
- 7 Loss of sunlight caused by the large unjustified bulk/height of the development.
- 8 Three basement floors of parking will necessitate substantial excavation next to a Heritage building & quite close to the seawall /harbour edge with associated risks.
- 9 The size of the development is inconsistent with the amenity of the Manly village/town area as well as its neighbouring buildings. It represents overdevelopment & is inconsistent with the existing character of the area.
- 10 It is non-compliant/contrary to the E P & A Act 1979. Incl the LEP & DCP.
- 11 It compromises our amenity & impacts upon us & our neighbours. It has significant visual impacts.
- 12 It fails to fit in with or conserve the heritage significance of the area especially by overwhelming the adjoining heritage building. It is not a good contextual fit!

I hope the council officers take these concerns into account when considering this DA & thank you for your attention to this matter.

Regards,

Nick Prentice

7/6 Victoria Parade Manly, Ph. [REDACTED]
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