
From: Felicity North
Sent: 15/08/2025 8:14:10 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: OBJECTION for DA2025/0923 - 92 North Steyne, Manly

Dear Sir/Madam,

I am writing to voice our serious concerns about DA2025/0923, 92 North Steyne, MANLY.

Our main concerns are related to:

- Significant loss of natural light (related to setbacks side & rear, height & plant choice at rear)
- Privacy
- Safety
- Being unsympathetic to Manly's heritage foreshore

We live on ground floor in the adjacent property (91 North Steyne). The new development (number 92 North Steyne) is to our north.

Currently, the majority of natural light entering our ground floor apartment is through the rear, north-western facing bedroom. This sunshine travels up the central hall way, funnelling light and warmth through the entire apartment. This light will be blocked, significantly impacting the enjoyment of our apartment & our wellbeing.

The adjacent courtyard (to this bedroom) is wind protected & light filled, which is perfect for growing pot plants, to sit and read a book or enjoy meals in winter. The bulk, scale & proximity of number 92 will significantly reduce the amenity of this courtyard by decreasing light & privacy, increasing the wind (tunnelling) and result in the feeling of being completely overshadowed and looked down upon.

When sitting in this courtyard, the side wall of number 92 will be just one metre away, extend to 1.6 metres from the rear boundary, towering 17.5m above.

Whilst we love cabbage tree palms, planting a species that grows 20-30 metres in the small area remaining in the south western corner, will totally obliterate any remaining winter sun we may get.

Sharing the light could be achieved by reducing the side setback, the rear setback and the height of the building, and by changing the rear planting to a species that grows to a lower height that won't obstruct the last remaining access to afternoon winter sun.

The closeness of number 92 is not only a concern with respect to access to light for us, but also creates the potential for significant wind tunnelling (and whistling) between the buildings due to frequent high winds as a result of being exposed to the elements opposite the beach.

On the other side, it appears that number 92 sits even closer to the apartment building that has restaurants & cafe's beneath it. The close proximity of the driveway to the al fresco diners

is surely a significant safety concern.

Aesthetically, a building of this scale on a block this size looks 'squashed in' resulting in an eyesore ... interrupting the natural pace of buildings along the heritage foreshore area.

Furthermore, the uneven stacking of the floors due to greater than typical ceiling height, further compounds the visual dissonance. In addition, due to this uneven stacking, the floor to ceiling kitchen windows on the southern side will result in residents of number 92 being able to look up, AND down in to, the living and bedroom spaces of all our apartments.

The building has just 3 apartments, yet has parking for 7 cars, has enormous scale and excessive ceiling heights to benefit the few, but the impacts would be felt by many ... not just us, but all five apartments in our building, neighbouring properties & hundreds if not thousands of people who enjoy the beachfront on a daily basis.

We are certainly not against the development of the site, we have been looking forward to seeing the current building replaced, however we are disappointed that NO CONSIDERATION has been made to have reasonable setbacks, height or floor levels.

Should the building be approved as currently planned, it would set scary precedent for the heritage beach front which is enjoyed by all the community and is on display to our international visitors.

We are sincerely hoping that our council protects its own residents from developers who go in hard to see 'what they can get away with', and fight the battle with seemingly endless resources.

There has to be a better way.

PLEASE support your local residents rights to share the light, keep us safe & protect our heritage foreshore.

PLEASE support your ratepayers, who don't have limitless funds to fight against unreasonable developments.

Kind regards,

Felicity & Doug North
1/91 North Steyne, MANLY

