
From: Greg Boston
Sent: 14/03/2025 7:18:04 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection DA2025/0022 - 101 North Steyne, Manly

Attention: Maxwell Duncan

This submission is prepared on behalf of the owner of the apartments at 98 North Steyne and the apartments owned by I. Koutsos at 102 – 104 North Steyne.

Having reviewed the detail of the application we object to the proposal in its current form on the basis of unacceptable privacy impacts, overshadowing and view loss.

It is apparent that the non-compliant height and FSR contribute to unacceptable shadowing and view impacts with the environment planning grounds proffered in support of the FSR and building height variation justifying the breaches on the basis of the merits of the building as a whole rather than providing any environmental planning grounds to justify the non-compliant building elements proposed. The clause 4.6 variation requests are not well founded.

We are currently preparing a more detailed response which will be submitted to Council for consideration next week.

Don't hesitate to contact me should you wish to discuss any aspect of this submission.

Regards

Greg Boston
B Urb & Reg Plan (UNE) MPIA
B Env Hlth (UWS)
Director

BOSTON BLYTH FLEMING PTY LIMITED
Town Planners

