
Sent: 16/08/2025 6:56:08 PM
Subject: Objection against DA2025/0923, 92 north Steyne Manly

Dear Sir/Madam,

I write to voice my strong objection and concern regarding proposed development DA2025/0923. The proposal is regarded as very bad news for those apartment dwellers close to this proposed development and the general community.

My concerns relate to -

- Height of proposed development

The proposed building will tower above ours and is located very close to our boundary. We will feel dominated by an oversized structure and will feel a sense of enclosure from this building located close to our boundary

- Impact on privacy

Balconies and windows will overlook ours.

- Loss of sunlight into living areas and onto the balconies at the side, front and rear of our apartment building. As the building is not set back from the boundary in accordance with council guidelines, it will remove a substantial amount of our access to sunlight and daylight

- Not fitting in with the landscape of other buildings nearby

This is accentuated by the floors in the proposed building not aligning with neighbouring properties and will have a jarring effect when viewed from the streetscape. It is an overdevelopment on a very small site which is not suitable for the proposed building.

I live on the first floor of 91 North Steyne and have a lot of natural light in the front and rear of my apartment. My wife and I moved to our current apartment to enjoy our retirement years and particularly to sit on our front deck and enjoy not only the view but the sunshine. This development will impact significantly on our natural light. Also the planting of cabbage tree palms that grow to 20-30 metres in the south western corner would impact significantly on winter sun

- I object strongly to the fact that while the majority of adjoining properties have ground level apartments, plus 3 levels above on much larger sites, this development would tower over us with car parking level above ground plus four levels above on a very narrow site. It is effectively a 5 storey building (including car parking) on a site that clearly is not suitable for 5 stories and will cause overshadowing effects on our building. It also has floors higher than normal which increases the bulk and scale of the building and the non-aligned floor levels with our building will impact significantly on our privacy and amenity due to overlooking private open spaces and living areas in our building.

- All car parking should be located underground to reduce the bulk and scale of the building

- There are also safety concerns with car access as this property adjoins restaurants and coffee shops with significant local patronage and pedestrian activity.

- To approve this building would change the ambience and appeal of this beautiful part of Manly.

We would ask that consideration be given to the negative impact this proposed building would have on our local environment. On the basis of height, sunlight, appearance and community concerns we strongly ask that you reject this proposal.

Sincerely,

The Hon. Bruce Baird AM
3/91 North Steyne, Manly