

KN PLANNING PTY LIMITED

Ref: KN657/01

28 August 2024

General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attention: Ms Claire Ryan

Dear Ms Ryan

**Re: Modification Application Mod2024/0419 – DA2022/1164
34-35 South Steyne Manly
Objection to proposed modification**

KN Planning Pty Ltd have been engaged by the owner of Apartment 633 in the Peninsula - Beachside building at 17-23 Wentworth Street Manly to prepare a submission of objection to Application Mod2024/0419 to modify DA2022/1164 on land at 34-35 South Steyne, Manly.

The primary concern relates to the placement of elevated solar panels on the roof of the proposed commercial building and potential impacts on existing view corridor to Manly Beach.

The concerns are based on:

1. The Roof Plan (Drawing A-DA-110-007/J) (*Figure 1*) indicates the location a of the proposed solar panels. No RL's are indicated on the drawing as to the maximum height of the elevated solar panels.
2. The absence of information on the architectural drawings as to the maximum height of the elevated solar panels is also reflected on the South Elevation (Drawing A-DA-210-001/J) (*Figure 2*), East Elevation (Drawing A-DA-210-002/J) (*Figure 3*) and Section D (Drawing A-DA-310-003/J) (*Figure 4*). Each of the abovementioned drawings suggest that the height of the elevated solar panel will be RL19.200 by comparison with the height of the lift over run and the recent approval of the mechanical plant at RL19.500.
3. However, the View Impact Assessment Report prepared by Urbaine Design Group dated 8 July 2024 clearly underestimates the height of the solar panels in its montage (Viewpoint 2) representing the view impact from Apartment 633 relative to the known height of the mechanical plant at RL19.500, as evident in *Figure 5*.
4. The consequence of this underestimation is that it does not represent an accurate extent of view loss of Manly Beach from Apartment 633, in particular from the view corridor north of the mechanical plant area that currently includes the Manly Beach and the land/water interface.
5. Finally, the photograph and montage from View Point 2 (*Figure 6*) in Apartment 633 clearly demonstrates the detrimental and progressive view loss impacts arising from the original development consent and the further losses arising from the multitude of modifications, including the subject of this objection - the equivalent of "death by a thousand cuts".

Council planning officers have an opportunity to stop this erosion of a residents' right to continue to enjoy iconic views from their place of residence.



An appropriate outcome would be to restrict the maximum height of the elevated solar panels on the roof to RL19.00 which I suggest more closely represents the height of the panels illustrated in *Figure 5*.

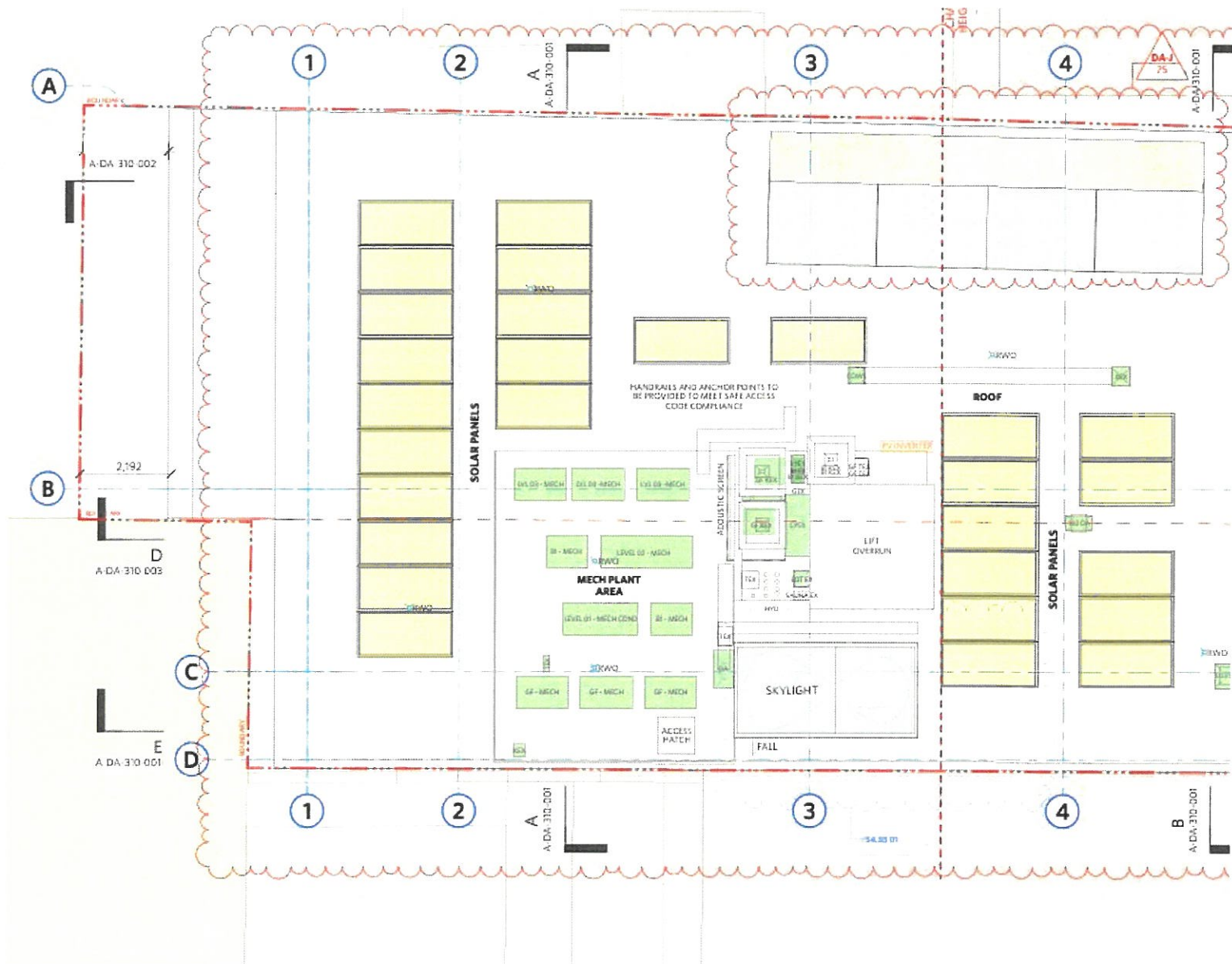
Yours faithfully

A handwritten signature in black ink, appearing to read 'Kerry Nash', followed by a long horizontal line extending to the right.

Kerry Nash
Director

cc Ms Rosemary Dawson; Mr James Lloyd

Figure 1



1 2 3 4

BOUNDARY

CHANGE OF HEIGHT LIMIT TO 12m

PLANT

LIFT OVER RUN

OUTLINE OF NO. 33 AT BOUNDARY LINE SHOWN DOTTED

Figure 3

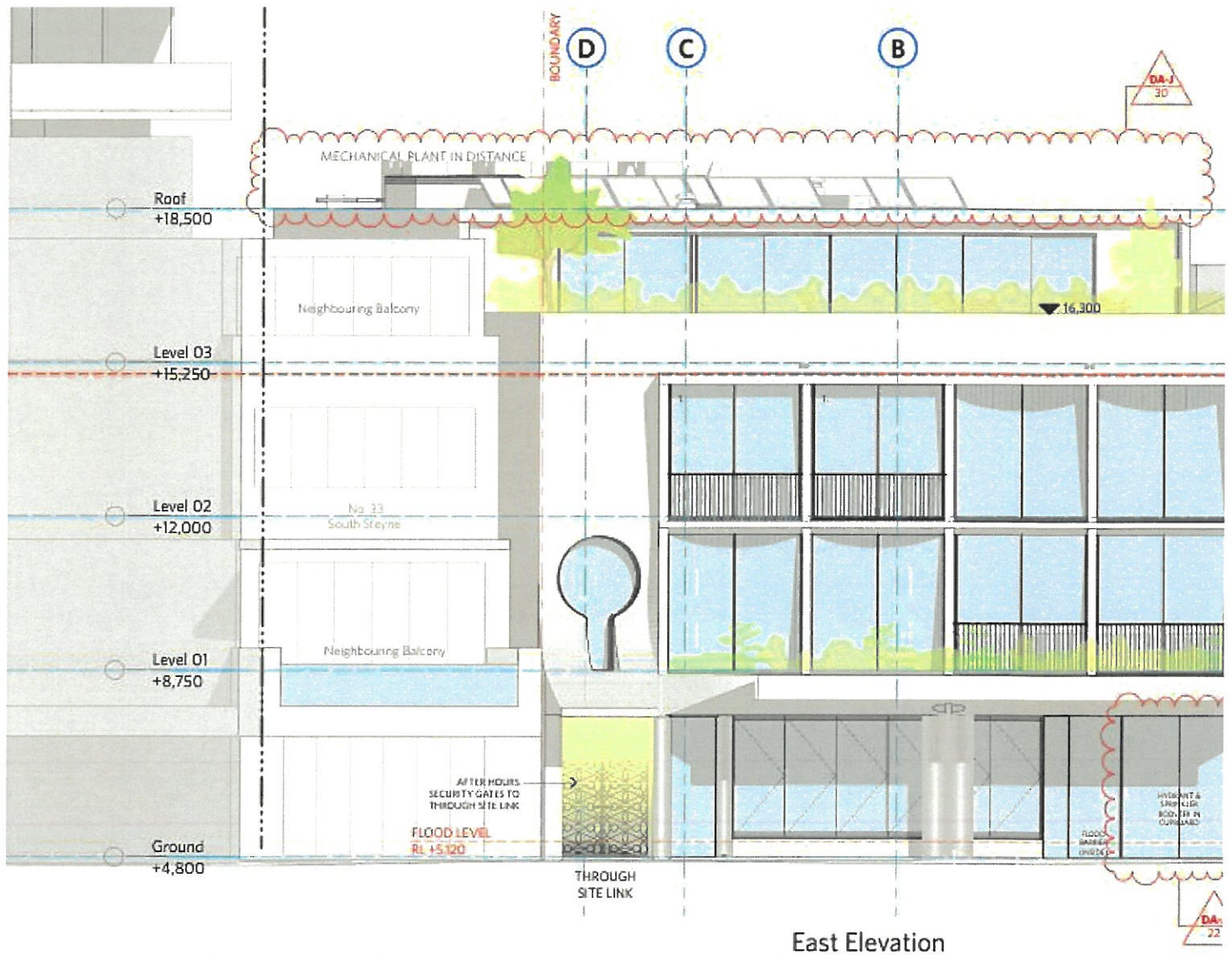


Figure 4

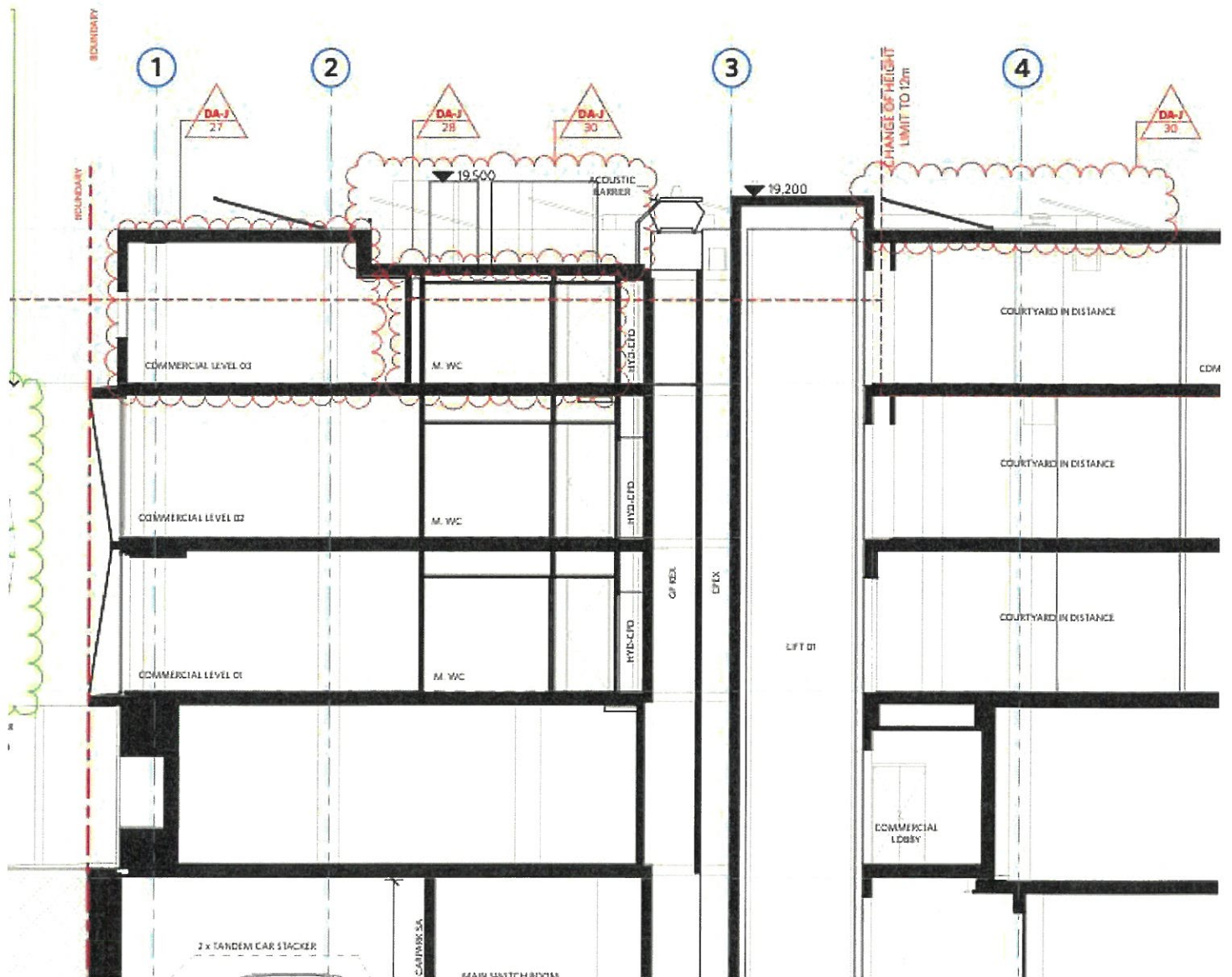


Figure 5



Photomontage of new proposal

29 IMG_1742 IMG2.jpg



Site image

29 IMG_1742 a.jpg



Photomontage of Approved DA

29 IMG_1742 IMG1.jpg

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CLIENT

PROJECT

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