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**From:** James Lloyd [REDACTED]  
**Sent:** Monday, 30 October 2023 9:23 AM  
**To:** Planning Panels - Northern Beaches  
**Subject:** DA 2022/1164 34 South Steyne, Manly

**Categories:** NBLPP

I am making this submission concerning the DA 2022/1164 at South Steyne, Manly which is to be referred to the Northern Beaches Local Planning Panel on Wednesday, 1 November. I am unable to be present at the Panel meeting, particularly as I have only received one weeks notice.

I have already lodged an objection to this DA and I refer the Panel to both my objection and that of KN Planning Pty Ltd. This latter Objection sets out very succinctly the legal reasons and the relevant cases relating the height and loss of view of the proposed Development.

You will note that there are very many Objections to this DA from local residents who are all affected by this Development.

From the Development Application Assessment Report prepared by Council, you can see the many Objections lodged. The Report sets out the main issues that were raised by residents in their submission. I believe the most important and weighted issues raised are centred on the issues of views and height which have an obvious connection.

From this Report, Council notes that the building height well exceeds the 10 metre building height restriction set out in LEP 2013 by some 20% or more. This severely obstructs the view from many Apartments in the Peninsula. The DA attempts to alleviate this by some slight alteration to the top floor but the present view to Manly Beach would be completely obscured from my Apartment and many others. Photos have been submitted to substantiate this.

One questions why Council would break their own regulations in LEP 2013 if any DA can change this. The DA represents that such alteration in height is reasonable in the circumstances, but I strongly disagree that it is reasonable and so do all those that lodged submissions. Many residents bought property in Manly believing that Council would enforce their own regulations and now find that they are open to change on application by a developer.

I note that the Panel will make a site inspection but only from the public domain. It would be very difficult for them to assess the result of height and loss of view except by visiting apartments in the Peninsula Building. I invite the Panel to visit my apartment if they wish.

This DA should fail on height and view issues alone and arguments about FSR and thus necessitating the proposed height should be disregarded. All the other issues raised in the various submissions are all very valid and have a significant effect on residents.

Sincerely

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