
Sent: 25/05/2023 5:04:14 PM

Subject: Objection to DA No. 2022/1910 – 61 North Steyne Manly – Amended Plans

Dear Sir

Please find my objection below and forward it to the correct file

Thank you

**Objection to DA No. 2022/1910 – 61 North Steyne
Manly – Amended Plans**

The amended proposal still fails to comply with numerous critical planning controls and planning objectives

The design changes are minor and do not reduce the number or extent of non-compliances. The excessive floor space, height, bulk, 7 storeys, (including 2 below the road) and site coverage are unsuitable for such a small, site of 407.3m² with a frontage of only 11.7m.

The LEP has been prepared over many years with enormous hours of input from Town Planner's, developers, residents, and the general community to protect the neighbourhood of our iconic beaches.

The most famous, and definitely the most at risk is Manly Beach.

If development applicants are granted permission to develop outside these guidelines, we run the very serious risk of ending up like Surfers Paradise. Surfers Paradise, in the 60s, was an iconic beach which was ruined by high-rise development, which never should have been allowed, in the 70s and 80s etc. Now people on holidays, as well people living in the area, go to Noosa and Byron Bay to avoid the overdeveloped oppressive Surfers Paradise.

Northern Beaches Council has been in-trusted by the community to uphold the standards that the community, the town planners, and developers have agreed upon in the LEP.

It is imperative that NBC honour this trust, so we do not end up with an over developed North Steyne along our wonderful Manly Beach which is currently holds a worldwide reputation as an iconic beach. So it may continue to be enjoyed by many for generations to come.

Precedence is not a valid argument to build grossly in excess of the FSR, height and setbacks referred to in the LEP..

Yes, there are other building that do not comply with the current LEP, including the trident building- these were not constructed under the current LEP and would NOT be allowed to be built today. That is exactly why we have a set of guidelines, namely to LEP.

Should the applicant agree to remove completely the top floor, construct a flat roof and provide information on the structures on the roof eg solar panels etc whilst this DA still would not comply, it would go a long way towards bringing this application closer to an acceptable breach of the LEP.

Yours Sincerely

Leisa Barry