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**Sent:** 25/09/2020 7:53:58 AM  
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25/09/2020

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**RE: DA2019/1475 - 22 Victoria Parade MANLY NSW 2095**

After reviewing the amended documents, I still have a number of serious concerns regarding the proposed works.

The footprint, bulk and scale of the amended plans are significantly greater than the existing structure, and still exceed the current planning allowance for both building height, and FSR.

The Manly LEP 2013 Height of Buildings Map and clause 4.3.2 determines the Maximum allowable building height of 11m. I note the amended plans indicate a proposed building height of 15.35m at roof level, and 15.95m at the top of the lift overrun.

The Manly LEP 2013 Statutory Maximum allowable Floor Space Ratio (FSR) is 0.75:1. I note the amended plans indicate a proposed FSR of 1.73:1 - an excess of 949m<sup>2</sup> above the maximum permissible.

I am not a town planner, so am unfamiliar with the intricacies and detail of the planning process, however if the amended plans are approved, it would beg the question "what is the point of having the controls in the first place"?

Given the MLEP 2013 is a NSW Government Statutory planning document; one must assume that the MLEP planning controls and objectives were made for good planning purpose. Contravening these controls to allow this development to proceed as currently designed would indicate one of two things:

1. That the current Manly Local Environmental Plan 2013 and the Manly Development Control Plan are not aligned with the vision that Council has for the future of the area, and should therefore be amended; or
2. That the proposed amended plans do not conform to the size, aesthetic and style of development that Council would prefer is built in the area.

Therefore it is clear that either the former option be addressed and the amended DA approval be delayed until revised controls are established or; the latter option must prevail and any amended plans submitted should be rejected, until such time that the resubmitted plans comply with what one must assume is a robust, well thought-out and comprehensive State Government Statutory planning document.