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**From:** Chad Lieberman  
**Sent:** 1/06/2023 6:52:14 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Objection to Development Application DA2022/1910 - Attachment Enclosed  
**Attachments:** Objection to DA 2022-1910 (61 North Steyne).pdf;

Dear Northern Beaches Council,

I am writing to formally submit our objection to the development application DA2022/1910 for 61 North Steyne. Please find attached the detailed objection document outlining our concerns and reasons for opposing the proposed development.

The attachment provides a comprehensive analysis of various aspects, including non-compliance with building regulations, height restrictions, floor space ratio, setbacks, landscaping, and parking requirements. Additionally, it highlights the potential negative impacts on the surrounding area, including the loss of public space and the detrimental effects on the existing character of the neighborhood given the historic nature of the building.

We urge the council to thoroughly review the objection document and consider the valid points raised. It is essential to prioritize the preservation of heritage, the well-being of the community, and the adherence to established planning controls.

Thank you for your attention to this matter. I trust that the council will give due consideration to the objections raised, ensuring a fair and comprehensive evaluation of the proposed development.

Yours sincerely,

The Tenants at 61 North Steyne (The Burradoo)

[REDACTED]



To :

Northern Beaches Council

May 25th, 2023

Subject: Objection to Development Application DA 2022/1910  
at 61 North Steyne, Manly

Dear Sir/Madam,

As the current tenants of 61 North Steyne, we are writing to express our strong objection to the proposed development application (DA 2022/1910). As long-time concerned residents and advocates for historical preservation, we believe that the proposed development fails to consider the historical significance of the building, exacerbates the current rental crisis, and disregards the importance of compliance with building codes.

First and foremost, the building at 61 North Steyne holds significant historical value, having been built in 1925. The building is named the "Burradoo" after the Aboriginal phrase meaning many Brigalow trees. It stands as a tangible reminder of Manly's rich heritage and cultural identity. Altering or demolishing such a historically significant structure would be an irreversible loss to the community and future generations. It is crucial to preserve and protect buildings of this nature as they contribute to the overall character and charm of the Manly Beach area.

Additionally, I am deeply concerned about the current rental crisis in Australia. The proposed development, which aims to convert existing multi-million-dollar units into even further luxury units, does not address the urgent need for affordable housing or contribute to an increased supply of habitable homes. Instead, it perpetuates the trend of catering to high-end buyers and investors, further exacerbating the already challenging housing situation for many individuals and families in the area. It is essential that council-approved developments prioritize the needs of the community, including providing affordable housing options.

Furthermore, I must emphasize the importance of adherence to building codes and regulations. The proposed development at 61 North Steyne appears to be non-compliant with these regulations. Non-compliance not only poses potential risks to the safety and well-being of residents but also sets a dangerous precedent for future developments. Council has a responsibility to ensure that all developments adhere to the building code, which is in place to protect the interests of the community and maintain a high standard of safety and construction quality. Some of which examples of which are:

- The proposed development would eliminate the usability of the front area reserve, which is currently public property utilized by dogs, school children, and residents as a communal space.
- Building height exceeds the maximum limit by 3.3m, 25% higher than the development standard, impacting the beach view and neighboring properties' amenity.
- Proposed FSR of 1.8:1 exceeds the restriction of 1.5:1 by 19%, creating an out-of-proportion development for the small corner site.
- The number of storeys in the proposed development exceeds the limit by two, with a total of 5 storey instead of the allowed 3.

In light of these concerns, we respectfully request that the council reconsider the approval of the development application (DA 2022/1910) for 61 North Steyne, Manly. I urge you to carefully assess the historical significance of the building, address the pressing need for affordable housing, and ensure compliance with building codes. By doing so, the council can uphold its duty to protect the community's heritage, address the current housing crisis, and prioritize the safety and well-being of residents.

Thank you for your attention to this matter. We trust that you will carefully consider our objection and act in the best interests of the community.

Yours sincerely,

The Residents at 61 North Steyne

*Chad & Stefanie*

*Mana De Bono &*

*Penny Brown*

*Lieberman*

*Cesar Marchetti*

UNIT 1  
CHAD & STEFANIE  
LIEBERMAN

UNIT 2  
MANA DE BONO &  
CESAR MARCHETTI

UNIT 3  
PENNY BROWN