

16<sup>th</sup> November 2023

The Secretariate  
Northern Beaches Local Planning Panel

Dear Panel Chair,

**Development Application DA2022/1164  
Response to minutes of Local Planning Panel Meeting of 1 November 2023  
Demolition and construction of a commercial building  
34-35 South Steyne, Manly**

Reference is made to the minutes of the Northern Beaches Local Planning Panel (the Panel) Meeting of 1 November 2023 in which the Panel resolved to defer the matter as follows:

**DEFERRAL FOR FURTHER CONSIDERATION OF DEVELOPMENT APPLICATION**

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **defers** further consideration of Application No. DA2022/1164 for Demolition and construction of a commercial building on land at Lot B DP 102407, 34 - 35 South Steyne, Manly, Lot 2 DP 861591, 34 - 35 South Steyne, Manly, to give the applicant the opportunity to submit to Council by 16 November 2023 the following:

- a) A further amended plan showing a reduction in the overall height of the building by 0.5 metre below that of the existing amended plan, with the exception of the front parapet which should be aligned in height with the adjacent buildings as per the existing amended plan.
- b) Modelling showing the impact of the further amended plans on views from Units 632, 633 and 732 of 25 Wentworth Street, Manly.
- c) Modelling showing the impact of a building envelope constructed to the maximum building height (Clause 4.3) of the Manly Local Environmental Plan 2013 (with the exception of the front parapet which should be aligned in height with the adjacent buildings as per the existing amended plan) on views from Units 632, 633 & 732.

If the requested information is not received by the date above, the Panel may proceed to determine the application on the material before it. The Chair will have the discretion to extend the above date if reasonable grounds are provided by the applicant.

Following receipt of this information, the Panel will determine the application electronically, unless the Chair determines that a further public meeting is required.

**REASONS FOR DEFERRAL:** The Panel's view is that it requires additional information in order to determine the matter because of the critical nature of view impacts on adjacent residences resulting from the proposed exceedance of maximum building heights.

On behalf of the applicant, we respond to the minutes as follows.

- a) *A further amended plan showing a reduction in the overall height of the building by 0.5 metre below that of the existing amended plan, with the exception of the front parapet which should be aligned in height with the adjacent buildings as per the existing amended plan.*

Response: Please find attached amended architectural plans Revision E depicting a 0.5 metre reduction in the overall height of the building as requested. We confirm that the reduction has been achieved through a lowering of the floor level of Level 03 by 500mm and a consequential reduction in the ceiling height of Level 02. No other amendments have occurred.

- b) *Modelling showing the impact of the further amended plans on views from Units 632, 633 and 732 of 25 Wentworth Street, Manly.*

Response: Please find attached a Visual Impact Assessment Report, dated 15 November 2023, prepared by Urbaine Design Group depicting the modelling of the impact of the further amended plans on views from Units 632, 633 and 732 of 25 Wentworth Street, Manly.

- c) *Modelling showing the impact of a building envelope constructed to the maximum building height (Clause 4.3) of the Manly Local Environmental Plan 2013 (with the exception of the front parapet which should be aligned in height with the adjacent buildings as per the existing amended plan) on views from Units 632, 633 & 732.*

Response: Please find attached a Visual Impact Assessment Report, dated 15 November 2023, prepared by Urbaine Design Group depicting the impact of a building envelope constructed to the maximum building height on views from Units 632, 633 and 732 of 25 Wentworth Street, Manly.

We note the stated reason for deferral of the matter was due to the critical nature of view impacts on adjacent residences resulting from the proposed exceedance of maximum building height to that extent we rely on the attached documentation to demonstrate that a view sharing outcome is achieved by the plans considered by the Panel at its meeting of 1 November 2023 from the adjacent residences from which the view analysis was sought.

We trust that this submission appropriately responds to the minutes of the Northern Beaches Local Planning Panel and will enable the favourable determination of this application.

Please do not hesitate to contact me should the Panel require any clarification from the project Architect, town planner or client in relation to any aspect of this response.

Yours sincerely

**BOSTON BLYTH FLEMING PTY LIMITED**

A handwritten signature in black ink, appearing to read 'Greg Boston', with a stylized flourish at the end.

**Greg Boston**

B Urb & Reg Plan (UNE) MPIA

B Env Hlth (UWS)

**Director**