
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

28/05/2023

MR Gerald Santucci
503 / 26 Whistler ST
Manly NSW 2095

RE: DA2022/1910 - 61 North Steyne MANLY NSW 2095

My wife and I have recently settled on the purchase of our unit in the above address known as "Porteno". We chose the unit in particular because of its northerly view to the heritage listed St Mary's Church and the northern backdrop of the Norfolk Pines and the ocean which sets off the Church in its heritage environment. We see through to the ocean and the northern beaches headlands to the North.

We were surprised (shocked really) to see this application to exceed the height limit for the redevelopment of 61 North Steyne. We were assured at the time of purchase of our unit that our view would not be interrupted because of the maximum height requirements on North Steyne. If the current height application is approved, we would suffer at the very least a moderate view loss.

We share the concern of the Trident Owners Corporation where it states that "moderate view lossneeds to be seen in the context of the highly valuable views currently available". In addition the Owners Corporation states "where an impact on views arises because of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable, according to the LEC".

We strongly support and urge you to accept the submission of Leisa Barry where she requires that "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". She acknowledges that this DA still would not comply but in our case it would go a long way towards allowing neighbouring residents to continue to enjoy the amenities of their view for which they have made a very significant investment.

This application in this form should not be approved.