

Memo

Department

To: Northern Beaches Local Planning Panel – 1 Nov 2023

Cc: Peter Robinson – Executive Manager Development Assessment

From: Alex Keller – Principal Planner

Date: 31 Oct 2023

Subject: Submission to NBLPP – Lloyd – Item 4.1 DA2022/1164 34-35
South Steyne Manly – Demolition and construction of a
commercial building.

Record Number: 2023/712183

Purpose

To address public submission from Unit 733 at No.25 Wentworth Street Manly regarding view impact and height of the proposal.

Details

The issues raised in the submission have been addressed within the assessment report and were previously raised with submissions received following notification of the development application (including the amended design).

In summary, the proposal includes a height variation along the forward elements of 'Level 2' and 'Level 3' that impact easterly views and close out the low building parapet "gap" between No's.33 and No.36 South Steyne. The top floor was reshaped to accommodate competing view lines (northerly to easterly) across the site that are more impacted for corner Units at Level 5 and 6 within No.25 Wentworth Street. Level 7 is less impacted, being much higher but also has a downward view to the beachfront reserve (plus broad northerly to easterly coastal views). A comprehensive view analysis was undertaken by *Urbaine Design Group* to demonstrate the 12m and 10m height planes variations and principal view lines affected by the proposed building height and profile.

Conclusion

The submission does not change the view impact conclusion or recommendation contained in the assessment report.

Recommendation

No change to the recommendations for Item 4.1