

Memo

Development Assessment

To: Northern Beaches Local Planning Panel (NBLPP)

Cc: Adam Richardson, Acting Executive Manager, Development Assessment

From: Daniel Milliken, Manager, Development Assessments

Date: 4 August 2026

Subject: Item 4.5 – DA2025/1886 - 71 Wood Street MANLY

Record Number: 2026/447986

The purpose of this memo is to address matters raised in a late objection from Peter Clarke – Keypoint Law.

Matters raised in the submission

The submission raises issues with the adequacy of the assessment and the report. Despite the concerns raised, all matters identified formed part of the applications assessment and are considered in the report prepared for the LPP.

The submissions raises concerns about the completeness of the view loss assessment and principally that the assessment has failed to considered the view loss impacts the development may have upon No. 73 Wood Street.

This property is not identified in the view loss section of the assessment report as there are no views expected to be lost and hence, not need to be subject to the test under the DCP.

No. 73 Wood Street was inspected for the purposes of view impacts, where the setting of that property was observed and a series of photos were taken. Below is the key setting of that property with respect to views, taken from the upper level living room at No. 73 Wood Street.



It is clear that the critical and valuable views are of the south west towards the water are unaffected as the site subject of the development is to the far right of the photo. The outlook to the north west, of buildings and trees will be partially impacted, however, this is not a valuable view (when compared to the water views) and will be impacted only by compliant elements of the building.

CONCLUSION

View sharing has been appropriately considered as part of the assessment and documented within the assessment report.

RECOMMENDATION

That the Panel approve the application as recommended in the assessment report.