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**From:** James Carter  
**Sent:** 30/08/2023 12:03:14 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Submission concerning DA2022/1164 34-35 South Steyne, Manly  
**Attachments:** submission to northern beaches council\_james carter.2023.08.30.pdf;

Please find attached my submission concerning this proposed development.

Regards,  
James Carter

**James Carter**

535/25 Wentworth Avenue  
Manly NSW 2095

30 August 2023

**To Northern Beaches Council**

By email: [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

**DA2022/1164 34-35 South Steyne, Manly**

Dear Sir/Madam,

As per my previous objection (May 2023) to this proposed development, I must stress again to Council that this proposed development significantly exceeds the height limits, per the Manly LEP, of 10m at the front and 12m at the rear of the property.

I purchased my apartment in the Peninsula Building in 2006 on the explicit understanding that those height limits would protect the sea views from my apartment. That is, the price I paid for the apartment, incorporated the sea views then afforded to the apartment by virtue of the height restrictions.

I (along with several other affected owners in the Peninsula Building) was extremely dismayed in 2010, when

[REDACTED]

So naturally, I am extremely concerned that Northern Beaches Council uphold the height restrictions in relation to the proposed development at 34-35 South Steyne.

In response to my May 2023 submission (and several other submissions from other affected owners in the Peninsula Building), I appreciate that the Council directed Fortis Development Group to re-consider their proposed development plans for the site. The changes they have proposed are not acceptable.

The caption underneath the Diagram #3 (View Sharing) on Page 14 of Fortis Development Group's revised plans highlights why they are not acceptable. The caption states:

*To ensure view sharing is maintained with apartments behind, the 3<sup>rd</sup> storey has been carved away allowing for unobstructed views to beach and headland beyond*

This statement is patently false concerning the obstruction of views arising from the proposed amended plans concerning my apartment.

The table below provides a summary of the % diminution of my current sea views (if the development were to proceed as proposed) from each of the viewpoints listed and displayed in the Report – Visual Impact – Appendix A Amended document on your DA portal:

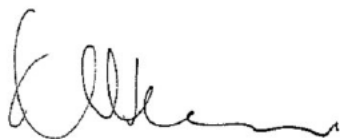
Apartment 535 - Impact on Sea Views		
Viewpoint #		% Diminution in sea views
7	Master Bedroom	80%
8	Master Bedroom	70%
9	Living Room	100%
10	Balcony	95%
11	2nd Bedroom	100%
12	Dining Room	100%

Clearly the proposed amended plans will block my sea views altogether in 4 out of the 5 living areas in my apartment. And this is all so that Fortis Development Group can add a 3<sup>rd</sup> level to their proposed development when the 2<sup>nd</sup> level is already exceeding the 10m height limit at the front of the property.

Fortis are an established property development business. They would have purchased the site 34-35 South Steyne in full knowledge and understanding of the height restrictions, as I did when I purchased my apartment.

Hence I conclude that there is no justification for Council allowing this proposed development to proceed with a 3<sup>rd</sup> level. The development should be capped at the 2<sup>nd</sup> Level so as to maintain the integrity of the LEP.

Yours sincerely,



James Carter