

34-35 SOUTH STEYNE MANLY

VIEW SHARING REPORT

FINAL

PREPARED FOR

FORTIS

MARCH 2025

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Project Code: P58978
Version: Final
Date: March 2025

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1. INTRODUCTION

This View Sharing Report has been prepared to assess View Sharing outcomes of a proposed Modification Application (the MOD) to be submitted to Northern Beaches Council, in relation to an approved development at 34-35 South Steyne, Manly (the site).

2. PURPOSE

This View Sharing Analysis has been prepared to determine potential view sharing outcomes for Unit 535/25 Wentworth Street, Manly in relation to a proposed MOD at the subject site.

This report is limited to assessment of one dwelling only, Unit 535 and does not consider potential view loss for any other units within the building at 25 Wentworth Street, Manly.

3. THE SUBJECT SITE

The subject site is located at 34-35 South Steyne, Manly. The site comprises two amalgamated, narrow rectangular lots fronting South Steyne which runs parallel to the beach front. 25 Wentworth Street Manly is a multi-storey residential flat building located south of the site, with a formal presentation south-east to Wentworth Avenue. 25 Wentworth Avenue is located one block back (west) from South Steyne and the beach front. The northern corner of 25 Wentworth Avenue approximately aligns with the rear of the subject site, separated by a narrow service lane, Rialto Lane, where Unit 535 sits at approximately at an equivalent relative viewing level to surrounding rooftops.

3. BACKGROUND

Development of a part 3, part 4 storey building is approved for the subject site (DA2022/1164). The approved building includes an angled roof-form running diagonally (north-east/south-west axis) across the floor plate where massing is aligned to the eastern half of the rooftop. We understand that the approved diagonal roof top massing was to affect a view corridor for one part of Unit 535. The proposed MOD is seeking approval for infill of the western half of the rooftop (western triangular terrace).

Photomontages were previously prepared by others from the external balcony of Unit 535. The photomontages show that the approved DA contemplated an extent of 'view loss' that included medium and distant views to some scenic elements.

Therefore, acceptable view loss is already established for Unit 535 by the existing approval for the site, where this view sharing assessment identified additional view loss as a result of the MOD, predominantly in relation to loss of a view corridor from a bedroom.

We note the Council approved DA was in breach of the height controls for the subject site and that some approved view loss for Unit 535 relates to approved built form that sits above the LEP height control.

4. VISUAL ANALYSIS

Urbis have reviewed all relevant documentation and previous view sharing material prepared by others, and have undertaken independent fieldwork investigations where views were documented and recorded by Urbis.

View inspections undertaken by Urbis revealed the extent of views currently available from all parts of the dwelling. We observed that views of a similar composition to those available from the balcony are also available from the majority of the open plan living, dining and kitchen areas. We note however, that the views observed at the time of inspection are not the approved and blocked views where the approved development blocks access to scenic elements from primary living areas and higher-order rooms.

The approved development will block all available compositions to the north-east from the main living areas, external balcony and south-eastern bedroom across the roof of the subject site.

Urbis have relied on previously prepared photomontages which show the Council Approved DA and the proposed MOD as a grey mass in views from the external balcony. We understand that the photomontages have been prepared to satisfy the LECNSW photomontage policy and as such can be relied upon for this assessment.

View loss has been considered in the context of the guidance and intent of relevant NSWLEC Planning Principles *Tenacity* and *Arnott*.

BALCONY VIEW | UNIT 535/25 WENTWORTH STREET MANLY



Figure 1 Approved DA view from external balcony.



Figure 2 Proposed view from external balcony.

BALCONY VIEW | TENACITY ASSESSMENT

View Location	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact
External balcony, Unit 535/25 Wentworth Street, Manly.	<p>Approved DA View</p> <ul style="list-style-type: none">The Approved DA view is predominantly characterised by roofscapes and external balconies of neighbouring development including the approved development at 34-35 South Steyne, Manly and the roof top terrace and parapet of The Steyne Hotel.The view does not include scenic or highly valued features or compositions. <p>Proposed View</p> <ul style="list-style-type: none">The view includes the upper canopy of the Norfolk Island Pine trees along the esplanade which are important scenic elements and visual context markers.The proposed MOD introduces additional built form at the roof level adjacent to and expanding the approved development across the western half of the roof top. The MOD blocks background vegetation and narrow section of the parapet and roof top terrace at the Steyne Hotel.	<ul style="list-style-type: none">Views towards the site are gained via the side boundary, from seated and standing positions.Similar views are available from the main living, dining, and kitchen areas. We note party walls constrain views from further inside the dwelling.	<ul style="list-style-type: none">The proposed MOD does not impact a view of high scenic quality and does not block views to scenic and highly valued features or compositions.The proposed MOD will have no significant effect on views from the bedroom, and will not result in view loss of merit in <i>Tenacity</i> terms given no scenic view is available.When considering the relevant factors in Steps 1 and 2, the view impact for the whole dwelling would be considered Minor.	<ul style="list-style-type: none">The MOD does not generate any additional adverse view loss of merit in <i>Tenacity</i> terms for this unit compared to the Approved DA.In considering steps 1-4, and relevant factors, the view impact is reasonable and supportable.

Table 1 View 03 Tenacity Assessment Unit 535/25 Wentworth Street, Manly.

525/25 WENTWORTH STREET | BEDROOM VIEW



Figure 3 View from end of bed, master bedroom (standing).



Figure 4 View from end of bed, master bedroom (seated).



Figure 5 View from doorway, master bedroom (standing).



Figure 6 View north to master bedroom and en suite from main living area.

5. EFFECTS OF THE MOD ON MASTER BEDROOM VIEW

- No scenic and highly valued views are available from the master bedroom in this dwelling.
- If previous views were considered (where access may have included part of a scenic composition), the loss of such a view both in qualitative and quantitative terms, from a lower-order part of the dwelling, would not significantly affect or add weight to increase the view impact rating for the whole dwelling.

OTHER VIEWS FROM UNIT 535/25 WENTWORTH STREET MANLY



Figure 7 View from dining area (standing) - Approved view loss.



Figure 8 View from kitchen (standing) - Approved view loss.



Figure 9 View from living area (standing)- Approved view loss.



Figure 10 View from south-eastern bedroom - Approved view loss.



Figure 11 View from southern end of external balcony - Approved view loss.



Figure 12 View east from entry and living area.

6. EFFECTS OF THE MOD ON UNIT 535

Potentially affected views from the living areas are predominantly characterised by immediate development (including the Council approved DA) and roof top paraphernalia. Potentially affected 'approved' views are not characterised by scenic or highly valued features or compositions in *Tenacity* or *Arnott*.

The proposed MOD introduces a minor section of new built form to existing approved views from the main living areas (including dining and kitchen), and does not generate any further view loss of merit from these areas.

The proposed MOD does not create any additional view loss of merit in *Tenacity* terms for the dwelling as a whole. That is, no scenic or highly valued compositions are lost from any primary living areas as a result of the MOD.

All view loss of merit from the main living spaces and associated areas is established by the Council Approved DA.

The extent of visual change generated by the MOD does not increase the view impact rating for the whole dwelling and has no material impact on Council DA approved views.

Based on material provided by others we note the master bedroom view previously had access to scenic elements, however at the time of inspection no scenic or highly valued compositions were available due to the application of a contemporary window treatment installed to provide privacy to the bedroom from neighbouring buildings. We note some visual change may be perceived from the bedroom in relation to additional massing as a result of the MOD.

Given the limited access to views from the master bedroom, potential view loss from this location does not materially affect or add any weight to the view impact rating for the whole dwelling. We note view loss from a bedroom does not attract significant weight in *Tenacity* terms and would not attract such, sufficient to increase the view impact rating for whole dwelling.

Further, in the context of *Arnott*, the weight of view impacts determined in *Tenacity* for one dwelling in a residential flat building are not provided significant weight.

Arnott cites the limited utility in applying *Tenacity* in relation to multiple individual dwellings from a residential flat building, and that it is more appropriately treated as a whole, rather than cumulative view loss per dwelling. For example, where a residential flat building adjoins or overlooks a subject site, there may be limited potential to re-mass the proposed development in a way that significantly improves view sharing outcomes for multiple dwellings and allows for the reasonable development potential of the site to be realised.

Arnott places equal weight on view sharing and development potential. The proposed MOD, which extends to occupy an underdeveloped part of the site, could be considered as reasonable development potential for a site of this size, in this locale. Conversely, the retention of a view that is of reduced scenic quality (as considered by both *Tenacity*

and *Arnott*), from a lower order room (bedroom), in one single affected dwelling, may be considered unnecessarily obstructive to the reasonable development of the site.

7. CONCLUSION

- Unit 535 does not have access to scenic or highly valued views in *Tenacity* terms.
- The view impact for the whole dwelling is rated as Minor.
- Potential view loss from the master bedroom, in our opinion, does not increase the view impact rating for the dwelling as a whole.
- Impacts of the proposed MOD are considered reasonable and acceptable.

The proposed MOD can be supported on view sharing grounds.