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**From:** Miriam Pearce  
**Sent:** 17/05/2023 3:14:18 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Attention: Maxwell Duncan Re. Development Assessment DA2022/1910  
**Attachments:** IMG\_0148.jpg;

**From: (Mrs) Miriam Pearce, Unit 12, 'Trident', 62-65 North Steyne, Manly, 2095**

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**Date: 17/05/2023**

**Submission re. DA 2022/1910, 61 North Steyne, Manly, 2095**

I am writing as a resident owner of 'Trident', 62-65 North Steyne, Manly to reiterate my continuing opposition to the proposed, oversized development, as amended, for the site currently occupied by 'Burradoo', an old two-storey block of flats at 61 North Steyne.

Along with a number of my fellow-owners whose apartments in 'Trident' face southeast, I will lose a significant amount of my present view – I estimate up to half – along North Steyne towards Shelly Beach, if the development goes ahead.

A photo-montage prepared by the developers seeks to hide this fact – by presenting a distorted image of the proposed five-storey development alongside 'Trident' when seen from North Steyne.

However photos taken by affected owners in 'Trident' make the actual impact on our view completely clear (see attached - other photos available).

My view from the 4<sup>th</sup> floor is one that takes in the headland, ocean, beach, Norfolk Island pines and the rest of the foreshore including the pathway – a vibrant scene of activity from dawn to dusk – and lastly but not least, the sky, and all the changing patterns of weather, currently observable.

Obviously the magnificent view I now have is one of the main reasons why I choose to live at this address and it is one of the selling points of my unit, so the loss of so much of that view devalues my investment as well as impacting my standard of living and my quality of life.

I am particularly upset that, despite a very detailed and well-documented submission on 20/12/2022 from Dr John Miller, the chairman of our strata committee (SP5227), the developers of the proposal for no. 61 have failed – because of its non-compliant height and mass – to take account of the views that will be lost *specifically from our building*.

The impact, if the development goes ahead, will be felt by those of our owners living on the half dozen lower floors, primarily on the south side of 'Trident' but also by some facing directly east

as they also look along North Steyne towards Shelly Beach.

Examining existing development along North Steyne as far as Queenscliff, it becomes obvious that there are few residential development sites left. But what is even more significant is that there are few remaining *corner* sites.

The fact that 61 North Steyne is a corner site should have been given more consideration in the proposal for its redevelopment because the profile of the intended building, when seen *side-on*, can have a detrimental impact – however attractive it may appear from the front, facing Manly beach.

With its location at the corner of Denison Street it requires more sensitive architectural treatment than is evident, as well as strict adherence to local government planning regulations limiting its height and mass.

If approved, key zoning regulations of Northern Beaches Council will be breached: the maximum height of 13 metres (which will be exceeded by one-storey), the floor-space ratio, and the minimum setback from the street.

While residential zoning at this location is for medium-density development, the intended five-storey building is too big for the intended site – and, as it happens, will only increase residential density *by a single dwelling* over what already exists in the old block of four units.

Consequently its bulk will dominate Denison Street in a way that its neighbour across the road – 'Trident' – doesn't, despite Trident's 14-storey height.

This is because of Trident's unique, triangular shape, plus the fact that it is on a much bigger block of land which distances it from its neighbours and allows a generous amount of green space.

The development site in question is on the corner of one of the narrowest streets in the precinct, and also one of the most heavily-trafficked.

The street is so narrow in fact that it has been declared one-way, but, even so, access from it onto North Steyne can be almost impossible for heavy vehicles such as council garbage trucks.

Relevant to this submission is the treatment of other residential corner sites opposite the beach between Manly and Queenscliff, bearing in mind that these other sites are much larger than that on the corner of Denison Street.

If you walk the six blocks via North Steyne from Denison to Collingwood Street, you can see sympathetic design in the way the handful of corner apartment buildings have been erected to minimise their impact on neighbours *opposite them* and preserve a harmonious environment.

'Pembroke', on a large landscaped site at the corner of Ceramic Lane, is by far the tallest building on North Steyne (17 floors), yet it does not sit right on the corner so as to intimidate its very much smaller neighbour.

The same can be said for 'La Corniche' at Pacific Street (an 'avenue' in comparison to Denison Street). It has been stepped back from the corner in a way that not only provides views for all of its residents but doesn't tower over what is opposite, a private house.

Similarly with the apartments on either side of Carlton Street, which is a thoroughfare and used by the government buses: the two buildings there of comparable height do not 'stare' across the road at each other.

Many of the apartment buildings on North Steyne have their primary views to the east, out to sea, as would be expected. They look more or less in the same direction, not to the side, and although they may be built close to one another, they are neither overlooking each other nor are they overlooked.

Unfortunately this will not be the case with the proposed development at no. 61. Its living areas will look directly across the very narrow Denison Street into the bedrooms of those affected units in 'Trident'.

This impact on privacy has been acknowledged and, indeed, catered for, in the proposed design of the development, with the provision of shutters – intended to benefit *its* occupants however, not Trident's.

Fifty years ago the architect of 'Trident' intended to create and safeguard its views of the ocean from each of the three points of the triangular shape which are referenced in the building's name.

As it happened, its shape in the intervening years has also helped to preserve the views of later buildings that have since been erected behind it.

Today the 'Trident' building is as iconic – and sought after – as it was in the 1970s, but now an essential part of its timeless appeal, not to mention the resale value of its units, is under threat from this proposed neighbouring development.

In its current presentation this development is clearly unsuited to such a small site, one which is only metres across Denison Street from 'Trident'.

In considering whether to approve it *as is*, I would ask Council to consider the importance of 'Trident' to Manly as a suburb and to the adjoining ocean beach landscape.

Attached: Photograph taken from North Steyne of 'Trident' and its present neighbour on the opposite corner of Denison Street, 'Burradoo' – the site of development application **DA2022/1910**.

This photo shows the effect the proposed five-storey building is likely to have in reducing the current views of 'Trident' residents on lower floors facing southeast.





