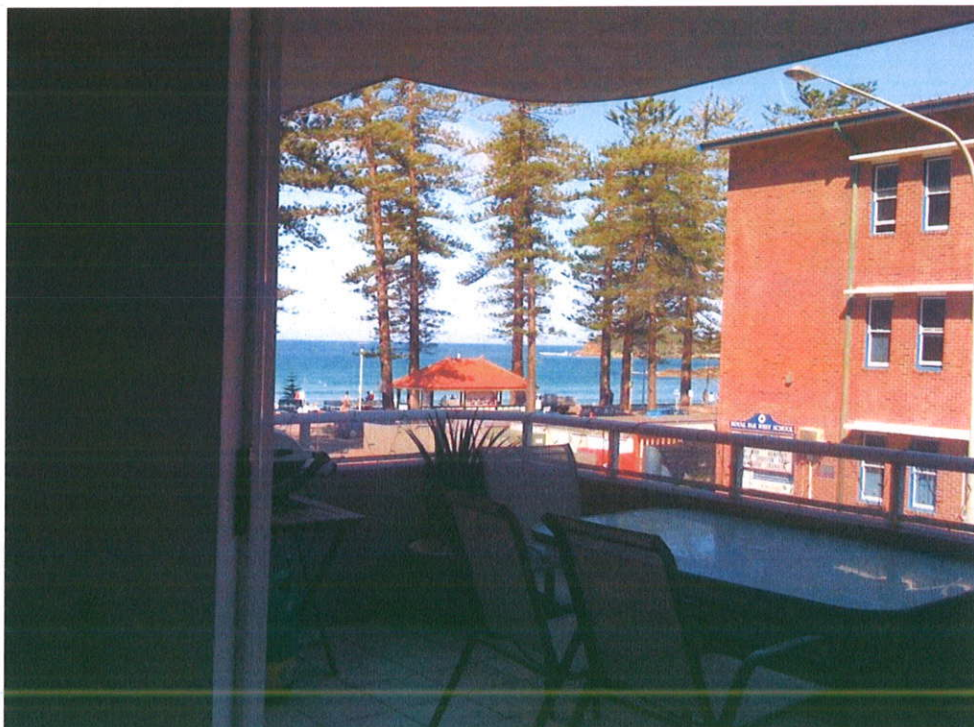


233/25 Wentworth Street, Manly

Current view from Living Area



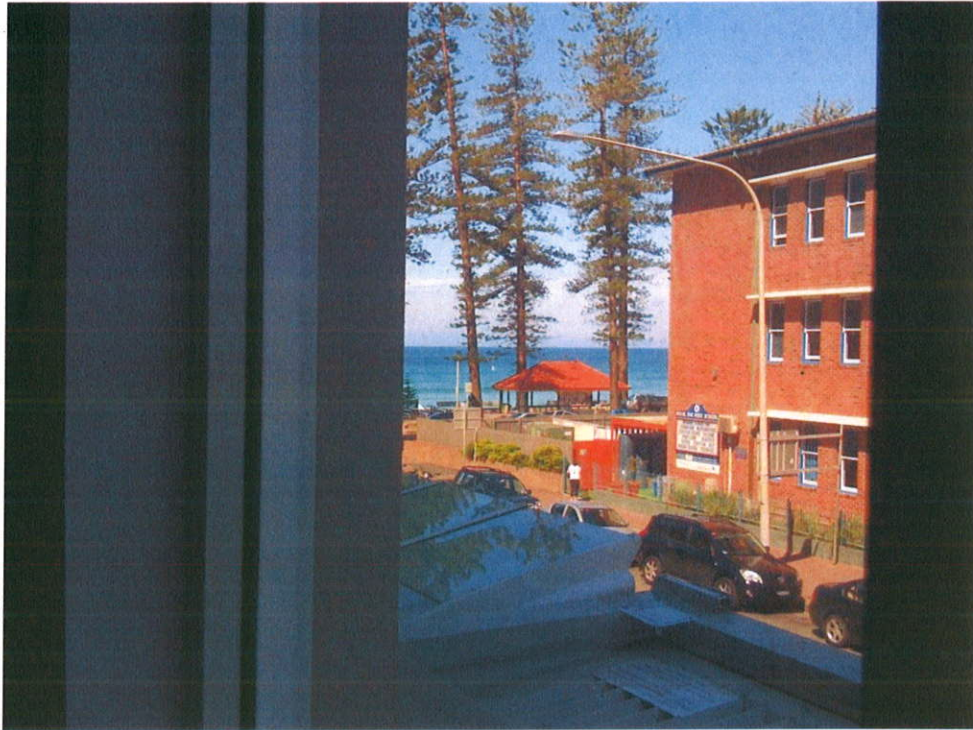
View after Proposed RFW Development



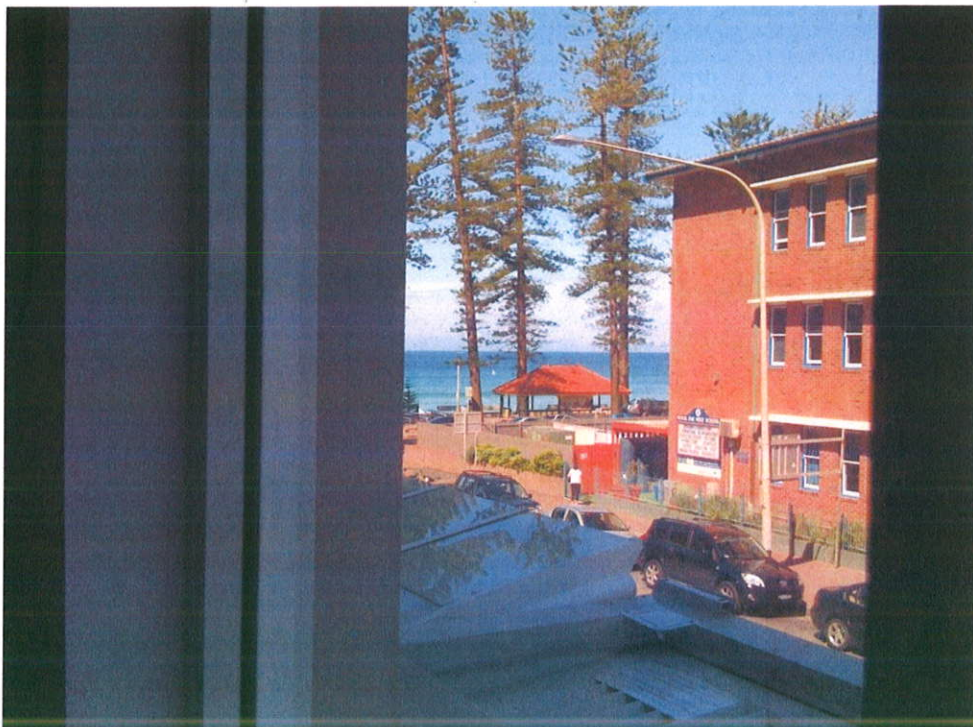
Jane Nicholls

233/25 Wentworth Street, Manly

Current view from Bedroom 2



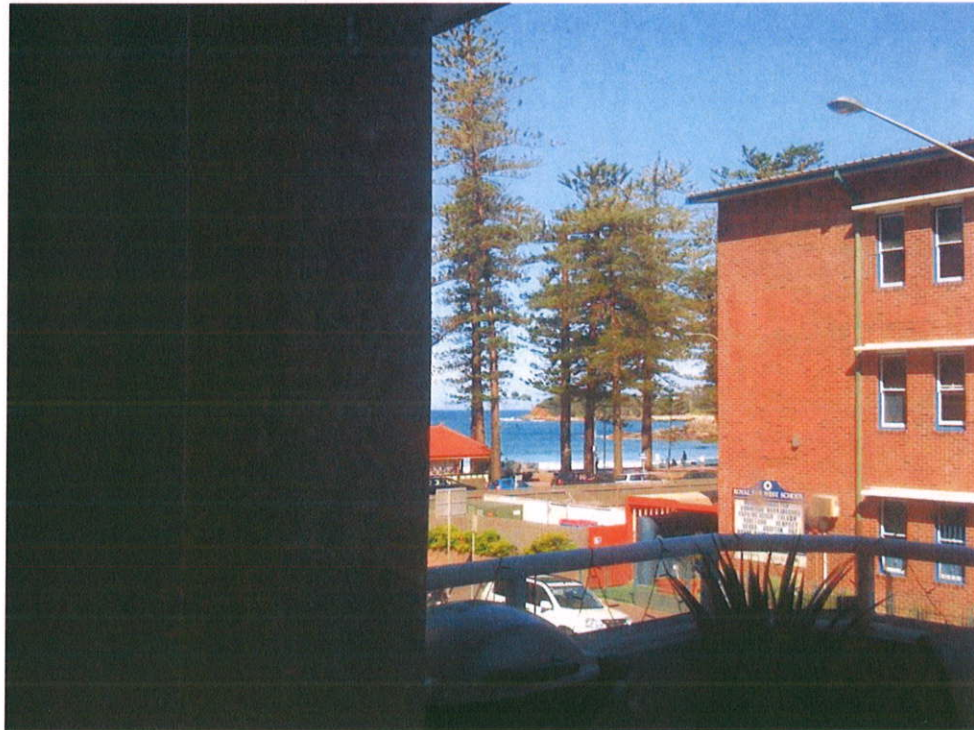
View after Proposed RFW Development



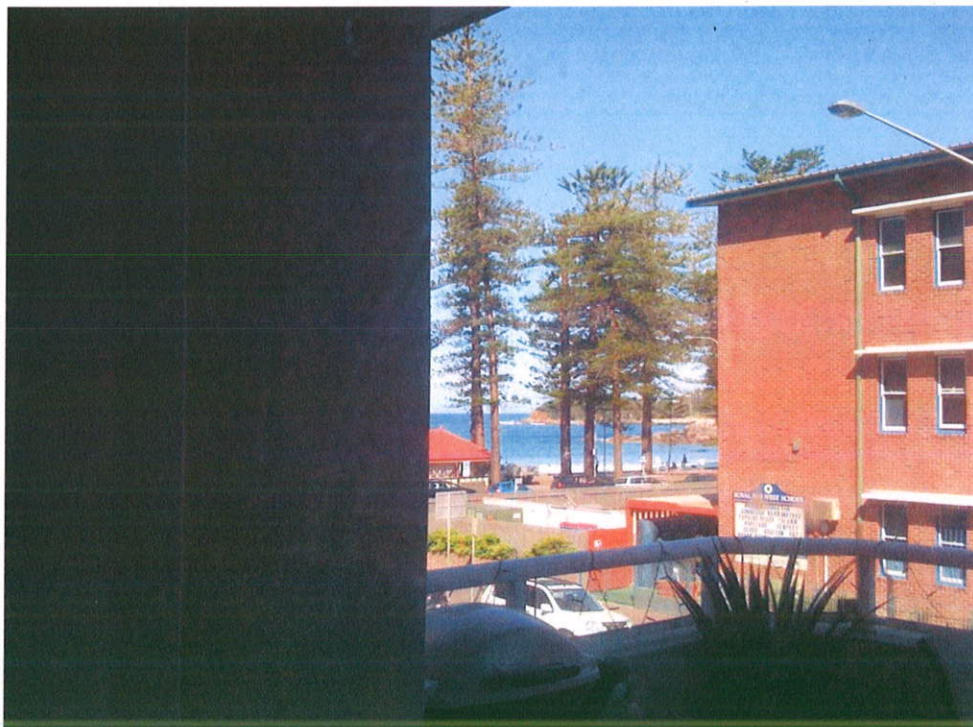
Jane Nicholls

233/25 Wentworth Street, Manly

Current view from Bedroom 1



View after Proposed RFW Development



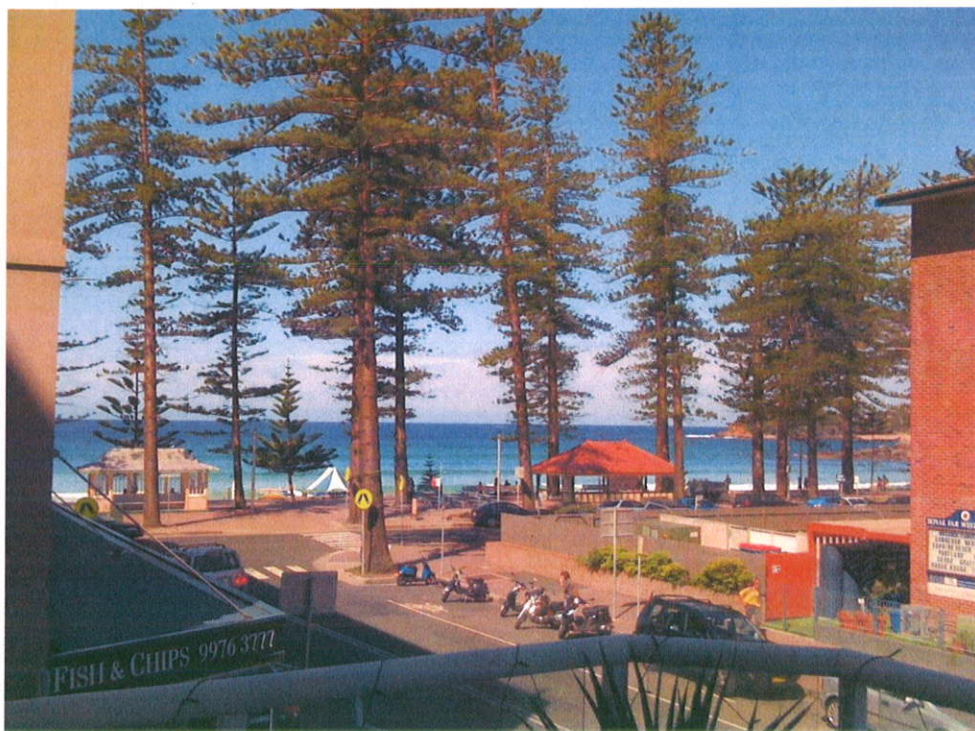
Jane Nicholls

233/25 Wentworth Street, Manly

Current view from Balcony



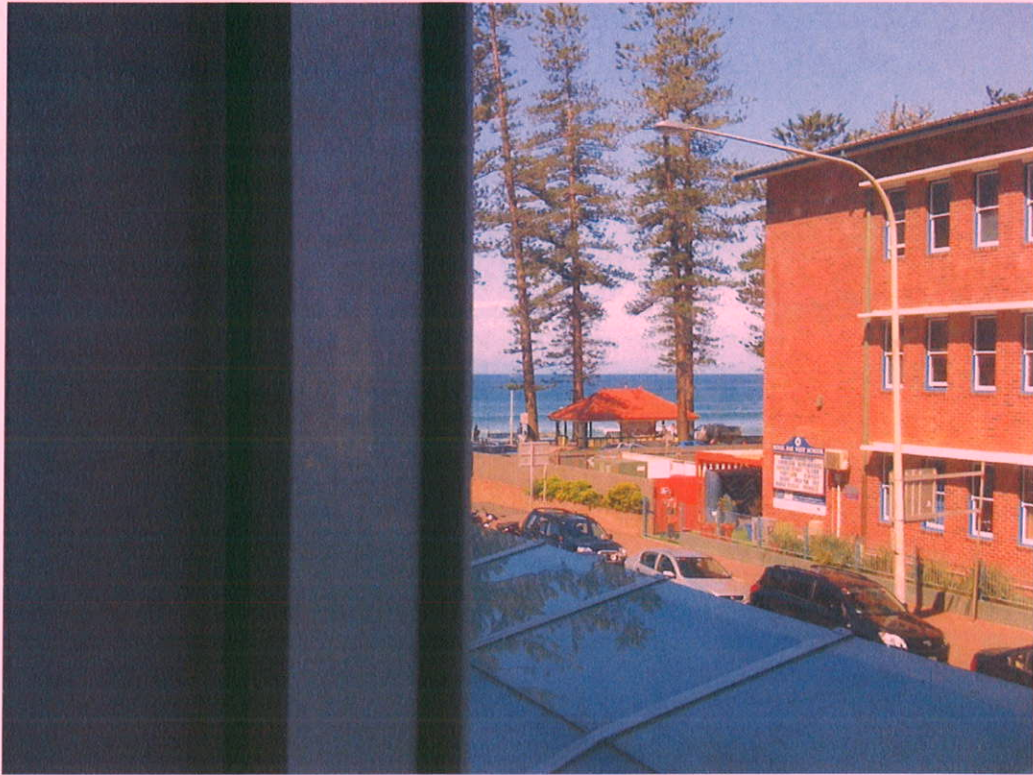
View after Proposed RFW Development



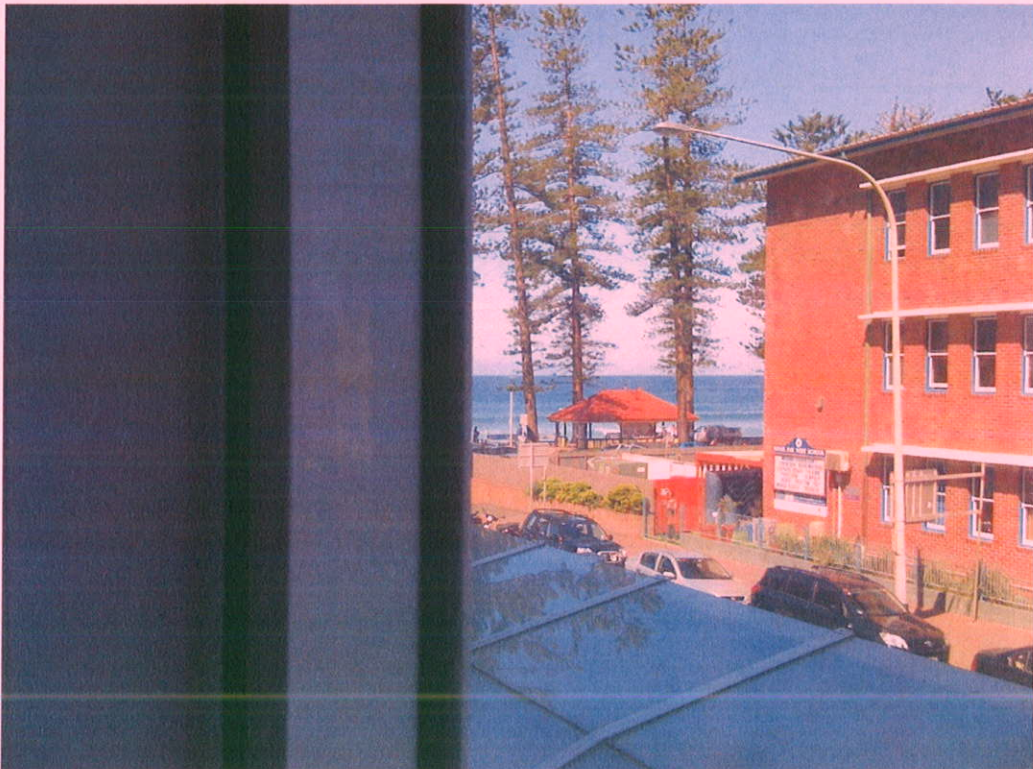
Jane Nicholls

233/25 Wentworth Street, Manly

Current view from Bedroom 3



View after Proposed RFW Development



Joane Nicholls

Warwick Pearce
21/66 Darley Road
Manly NSW 2095

12 October 2011

NSW Department of Planning & Infrastructure
22-33 Bridge Street
Sydney NSW 2000

Dear Sir/Madam

Name of application: Royal Far West Expansion Concept Plan
South Steyne and Wentworth Street, Manly
Application number: MP10_0159

I strongly object to the above titled application for the reason that it will, if successful in its current form, have a highly adverse visual impact upon my primary view, being a view of the ocean and Queenscliff beach.

I am highly critical of the Visual Impact Assessment ("VIA") document drafted by Architectus Sydney Pty Ltd for the reason that it bears all of the hallmarks of a document prepared for the benefit of the developers and/or promoters of the development.

The VIA document ignores many vantage points where there would be a high visual impact and concentrates on zones where there is little, if any, visual impact. It is an unbalanced document which lacks objectivity.

My submission includes, as attachments to the email containing this letter, a photograph taken from my balcony. Annexure A is the photograph of my Existing View and Annexure B is the Proposed View.

Annexure B is the same photograph as Annexure A except that I have shaded in the area which I believe will be impacted by the high rise hotel building (9 floors) and high rise Royal Far West building (8 floors).

My shading is a best estimate based upon a viewing of the exhibition at 22-23 Bridge Street and upon a review of the VIA document and Environmental Assessment document drafted by Urbis Pty Ltd.

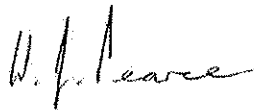
In contrast to the unbalanced VIA document, in which the edifices are barely if ever visible in 80% of the "Proposed View" photographs, the buildings loom larger than life in my "Proposed View" photograph and they would have a highly adverse impact upon my view.

The proposed buildings would block large sections of my remaining view of the ocean. My view of the ocean was recently impinged by the construction of an additional two floors to (and railings on

the top of) a building at South Steyne and the proposed construction detailed in MP10_0159 would further impair my view of the ocean.

I commend my submission to you.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'W. Pearce'.

Warwick Pearce

ANNEXURE A EXISTING VIEW

