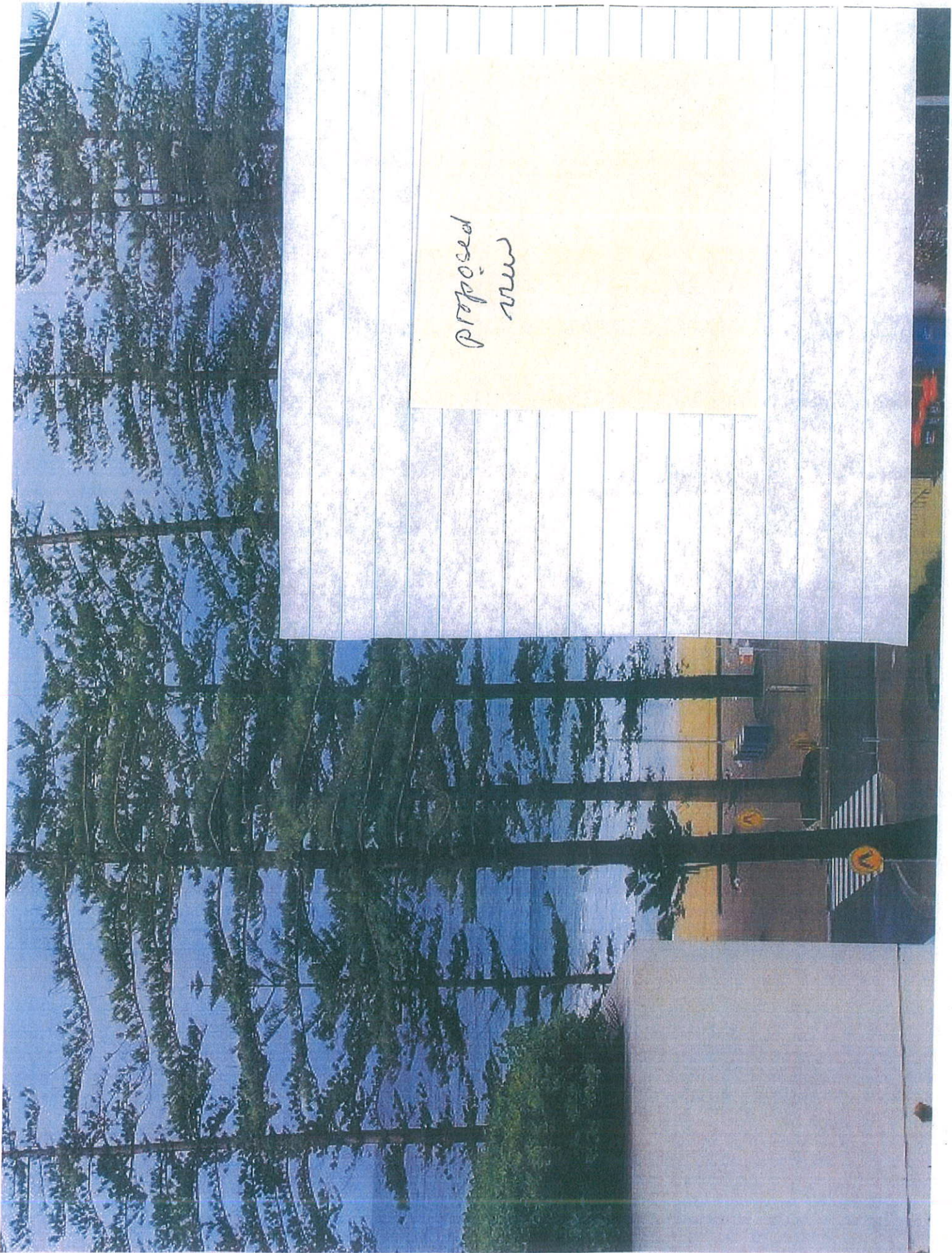


proposed
new



View 14 – Manly Beachfront





Figure 46 Existing and Proposed views from Manly Beachfront

T J Abbott
"Monameith"
1301 Old Narrandera Road
Wagga Wagga NSW 2650
0417 425 345

4 November 2011

Chris King
NSW Government Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sir

NSW GOVERNMENT PLANNING – ROYAL FAR WEST CONCEPT PLAN, MANLY

I refer to my previous submission as supplemented as follows. Unit 532-25 Wentworth Street, Manly, my unit, has ocean views from each 3 bedrooms and the living room. I **enclose** photographs taken with normal lens camera in standing position of the ocean views from each of bedrooms and the living room.

In my view if the development proceeds my standing ocean view from each of the bedrooms and living room will be totally lost. Maybe that I might get a glimpse from the ocean from bedroom one. I **enclose** further photograph taken from the rear of the entertaining deck most of the water view in that photograph would be lost.

Yesterday, Wednesday 3rd I inspected the plans at Far West and make the following comments:-

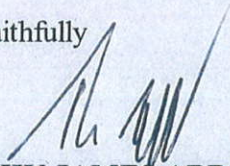
1. In my view the footprint of the building fronting south Steyne is far too big. The problem is there is no open space. The development attempts to cover every last inch of boundaries.
2. In my view it would have less visual impact if the building had more floors, took up less floor space and therefore had more open space. This will resolve the view loss problems. In fact may enhance views from many of units in the peninsular building.

Apparently this was the earlier intention of the project but plans changed on the request of the Manly Council. In my view given the lack of any satisfactory report dealing with visual impact in particular view loss the proposed developer should revisit its plans with a view to increasing the height of the building and reducing its footprint.

VISUAL IMPACT

As previously submitted the author of the visual impact Architectus report conveniently photograph the proposed development from areas where there would obviously be low impact. I **enclose** a series of photographs which have been taken in Wentworth Street at ground level outside the Peninsular building. Photographs numbered one and two were taken outside the Peninsular (beach side entrance), photographs three and four were taken outside the entrance to Rialto Square, photograph five was taken outside the Fusion Café, photograph six was taken at the intersection of Wentworth Street and the entrance to the Council car park. I have not shaded in the visual loss if the development was to go ahead as any reasonable inspections of these photographs will demonstrate the loss and the huge visual impact that the proposed development would have not only on the residents of the Peninsular building coming and going but also pedestrians and others walking in Wentworth Street.

Yours faithfully



TIMOTHY JAMES ABBOTT

Encl

Bedroom 1

