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Subject: Online Submission

14/02/2020

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RE: DA2019/0645 - 26 Whistler Street MANLY NSW 2095

Dear Claire,

I have sent separate comments after looking at the plans but just read through the Town Planners Report and note a couple of very significant misleading views. In particular many of the photos from various properties in the Manly National building, the view angle of the photos is taken standing up and looking down. Hence the apparent view looks like it is all roofs and neighbouring buildings when in fact in practice when anyone is enjoying a view it is more often down sitting down in a couch or at a desk (which in my case is 98% of the time) and in which case the view angle is looking directly out or even up to get the sense of space. Even when standing up the view angle is more often up and out.

Furthermore, the inherent objective of a floor space space is to prevent view loss and prevent over-bearing nature of properties built to the full height over the full block. I disagree with their assertion that the view from unit 506 would be completely obscured by a compliant development because if they complied with the bulk and scale rules of an FSR then the full width of the site would not be developed to 25m and there would be some view sharing if the top half of the building was not as wide for instance.

I do agree with one statement in their report however, our view loss would definitely be 'severe'.