
Sent: 17/05/2023 4:11:59 PM
Subject: Attention : Max Duncan DA2022/1910
Attachments: Schokman Submission.docx;

Dear Max

Please upload my submission . This is a submission from my unit , there will be another one following from Trident as a whole.

Kind regards

Sally

From : Sally Schokman
6/61 North Steyne Manly (Trident)

Sent from my iPhone

Loss of view from the lower floors of the Trident Building, 61 North Steyne

It is clear that following a detailed submission from Trident residents (20/12/22 Miller) which I fully endorse, the Trident building, 61 North Steyne Manly has not been considered in the revised plans.

Given that the new development will have terraces which overhang and intrude on the now grassed area in front of 61 North Steyne, the result will be that the view from the lower floor Trident units that are facing Denison street towards the rear of the building will be further compromised.

Please refer to the photos below for a further description. The below comparison of the photomontage and the realistic photo taken by a Trident resident indicates how the photomontage is distorted. The photo montage shows that the development will leave a direct line of view between the lower floors of Trident, which face Denison street and are towards the back of the building, and Manly foreshore.

On the contrary, the lower floors of Trident facing Denison Street, although having good views, are already compromised by the building of 61 North Steyne as in the photo below. The photomontage is suggesting our views will be enhanced, rather than further compromised by the overhanging terraces facing North Steyne on units 1-4 of the new development.

It is also very curious the use of the palm trees in the photo montage. They are placed towards the rear of the Trident on Denison street, instead of towards the front of the building. It is very curious how the architect could have missed this feature. Placing the palm trees in front of unit 6 and the units above and below are also suggestive that our view is already even further compromised, which it is, not in this respect.

As can be seen from the the photo taken from the living room, second floor rear of Trident, unit 6, the view is reasonable but compromised. Given the overhanging terraces that are being proposed in the development, this will cover what is now the grassed area. Therefore our view will be considerably less.

In summary, the lower floor units of Trident which are facing Denison street at the back of the building, enjoy good views of Manly beach and looking towards Shelly Beach. We do not have Palm trees in front of our living areas.

We would like to maintain these views. We would like the width of the overhanging Terraces, which protrude towards the corner of Denison and North Steyne to be reduced so as to lessen the impact of the view from the lower floors and to the rear of the Trident building facing Denison street.

Further to this, we request again that a view impact analysis from Trident is paramount.



Figure 7 Photomontage of the proposed development from North Steyne (view toward northwest)

Photomontage (right). Developers suggest that the new building will offer Trident residents on the lower floors , rear and facing Denison street, un-interrupted views of Manly foreshore. This photomontage is distorted and incorrect.

Realistic photo (left) shows that our views are already compromised by existing building at 61 North Steyne. The widening of the new development towards the corner of Denison and North Steyne with the overhanging balconies will block the view considerably (see below).

View from living room, unit 6, second floor Trident. No Palm trees are obscuring this view as in photomontage above. However the new development will reduce the visual impact considerably with the overhanging balconies.

