

February 24th 2020

Jason Hogg & Brenda Maggio
1102/1 Raglan Street
Manly N.S.W 2095

RE: DA2019/1442 58 North Steyne Manly N.S.W. 2095

To Whom it may concern.

We the owners of Apt. #1102/1 Raglan St. Manly N.S.W. 2095 strongly object to the above Development Application. We have many objections some of which are listed below.

Visual Impact & Substantial loss of views to the North of our apartment. We feel that adding extra height (in this case of up to 6.25 meters) to any existing buildings, along the beach front is setting a dangerous precedent which could be and will be used by future developers if this proposed addition is approved by Council.

Manly, which is a World Class Tourist destination, is this because excessive development has been controlled since the mistakes of the 70's & 80's. Our own building The Allegra, The Trident etc. are all blights on the Beach Front. Let's not add to that anymore.

We feel that the Concerns that many Manly Residents had when the Northern Beaches Councils were merged will be validated. As stated above it would be a shame if Council approves this Development as it will set a Dangerous Precedent.

Thank you for taking this into consideration.

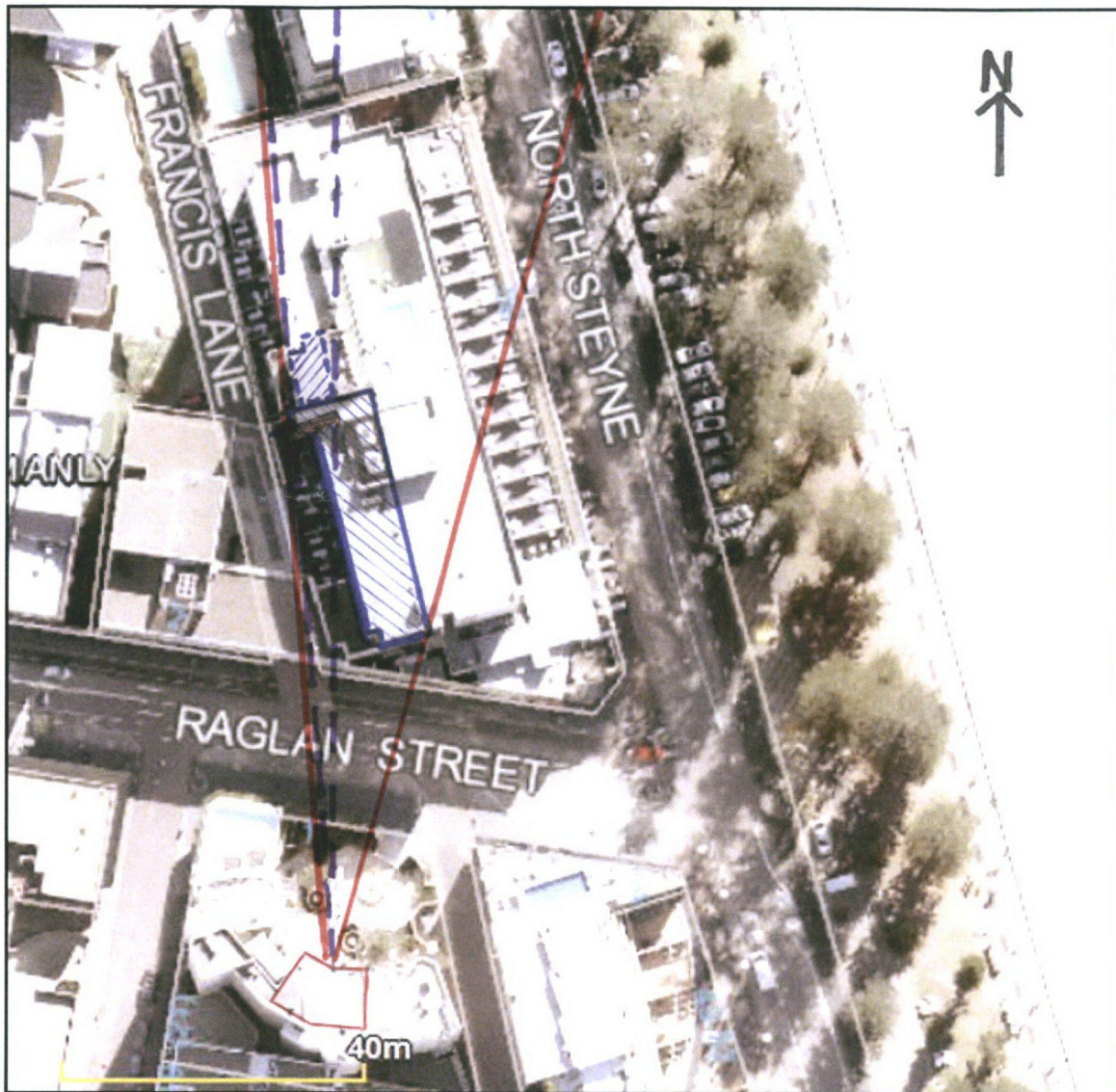
Sincerely,

Jason Hogg & Brenda Maggio

A stylized, handwritten signature in blue ink, appearing to be "JH".A handwritten signature in blue ink that reads "Brenda S. Maggio".

Attached is diagram of how this proposed addition would adversely effect our existing views.

Novotel Building 58 North Steyne Manly



Red Outline of apartment 1102/1 Raglan Street, Manly on 11th floor

Blue Outline of proposed new constructions on the Novotel roof 6.52 metres higher

Dotted Blue Outline of proposed additional height to existing Lift Tower building on the Novotel's roof

Dotted Purple Lines indicate extent of existing view from 1102/1 Raglan Street, Manly limited by existing Lift Tower Building

Red Lines indicate extent of reduced views cut off by proposed additional constructions up to the above skyline



Existing land and sea views from 1102/1 Raglan Street Manly seen over the existing top of the Novotel Building, 58 North Steyne Manly of Queenscliff to the north and up the Northern Beaches Peninsula towards the north east.

At the left side of the photograph the existing view is partially reduced by the existing height of the Lift Tower and foyer building.