

From: "Steve Donnellan" [REDACTED]
Sent: 1/10/2021 5:13 PM
To: "Council Northernbeaches Mailbox"
<Council.Northernbeaches@northernbeaches.nsw.gov.au>
Subject: Amended Objections to DA2021/0668 - 95 Bower Street, Manly
Attachments: Objection to DA20210668 (Amended) - 95 Bower Street, Manly by Dr Richard Lamb.pdf, Objection to DA20210668 (Amended) - 95 Bower Street, Manly - VP1 from No 29 Reddall Main Living Balcony Sitting Photomontages.pdf, Objection to DA20210668 (Amended) - 95 Bower Street, Manly - VP2 from No 29 Reddall Main Living Balcony Standing Photomontages.pdf, Objection to DA20210668 (Amended) - 95 Bower Street, Manly - VP3 from No 31 Reddall Main Living Room Standing Photomontages.pdf

Attn: Rebecca Englund

Good afternoon Rebecca

Pls see attached objection to the amended DA2021/0668 for 95 Bower Street, Manly prepared by Dr Richard Lamb and the photos taken from 29 and 31 Reddall Street prepared by Pam Walls, as well as photomontages of the view impact of the proposed building on 95 Bower on both 29 and 31 Reddall.

I shall forward the amended objection by Greg Boston when it is available next week.

Regards
Steve Donnellan
Director
Reddall Street Pty Ltd
(Owner of 29, 31 and 35 Reddall Street Manly)

Development Application to Northern Beaches Council

95 Bower Street Manly

Objection to impacts on view sharing

Report prepared for:

Reddall Street Pty Ltd

Prepared by: Dr Richard Lamb

30 September 2021



Commercial and in Confidence Communication

RLA Ref: 150221

30 September 2021

Steve Donnellan
Reddall Street Pty Ltd
Suite 205/350 George Street
Sydney 2000

Dear Sir,

DA 95 Bower Street, Manly
Advice on View Sharing

Thank you for the opportunity to be of further assistance. I refer to the above development application, which now proposes amendments to the Development Application at 95 Bower Street, Manly. The development site (the Site) is to the east of two residences in which you have interests, being 29 and 31, Reddall Street, Manly.

As you are aware, I provided an assessment of the DA in relation to impacts on view sharing in June, 2021. I understand that the proponent has amended the plans, in particular to delete the roof deck and associated screens that caused impacts on view sharing and privacy.

My report in June noted that the roof form that was proposed for the building could more skilfully be designed as a flat or skillion roof form, retaining the development potential for the proposed dwelling, while resulting in acceptable view sharing. I am informed that Northern Beaches Council did not accept the validity of those suggestions, based on advice that a flat or skillion roof would not be in character with the heritage attributes of the setting. I personally find that an extraordinary position and without any reasonable justification, given the lack of any heritage values in the existing building or adjacent buildings in its setting and the presence of many flat and skillion roofed buildings in the immediate vicinity. I also note that the property does not contain heritage items, nor is it within a heritage conservation area.

Be that as it may, the proposed amended design, which retains a pitched roof form, still causes significant and unnecessary view loss for 29 and 31 Reddall Street in my opinion, which should be addressed by further amendments to the height of the roof. I also noted that the building is not compliant with the controls that apply to the side setback on the north side, which apply to the adjacent RE1 land in the reserve to its north.



The combination of visual effects (ridge height and side setback non-compliance) continues to produce a bulk that is visible from and causes view loss to 29 and 31 Reddall Street.

To demonstrate the impacts of these attributes of the building as proposed to be amended, Pam Walls of RA Walls Constructions, expert architecture illustrators, have taken photographs from surveyed locations in both properties, including the terrace off the main living area of 29 Reddall Street and the middle level living area of 31 Reddall Street, to assist in visualising the likely impacts of the proposed additions on view sharing (see Appendix 1 to this report).

Potential impact on views

As identified in my June, 2021 report, the local topography in the vicinity of the Site, falls generally from Reddall Street toward Bower Street and 29 and 31 Reddall Street have existing levels sufficient for standing viewers to have largely unimpeded views over the Site from the rear of the dwellings.

There is currently an expansive view, with almost uninterrupted views of the Tasman Sea to the north-east, partly punctuated by the roofs of buildings on Bower Street and The Bower as part of the foreground.

The proposed amended first floor addition to 95 Bower Street including the bulk presented by the part that does not comply with the side setback on the north, will remove a significant part of the foreground of the view and this is important to the scenic value of the view, as a whole view. Activities on the water and the waterfront close to the viewers will no longer be available and the scenic value of the view will be devalued.

The effects of the proposed amended building on views from documented locations in 29 and 31 Reddall Street are shown in the graphics provided by Pam Walls in Appendix 1 to this report. The amended DA drawings were used to create a 3D model of the proposed building that was matched to existing survey reference points (see Appendix A) and overlain on the photographs taken by Pam Walls from surveyed reference points. The accuracy of matching of survey points to the photographs is evident in the graphics, where there is an analytical view for each View Point (VP) that shows the accuracy of the fit of the 3D models to the photographs. The photomontages are prepared to comply in every detail with the Land and Environment Court of NSW practice direction for photomontages used in evidence, which is the industry standard in NSW.

The cause of the impact on views

The primary cause of the impact on views is the height and form of the proposed roof of the building on the Site, as well as the bulk that is not compliant with the side setback control on the north side. The pitched roof form that is retained in the amended design maximises view loss from 29 and 31 Reddall Street. As the ridge of the roof is approximately centred on the footprint of the building when seen from these two residences, extends for what is effectively the whole length of the roof and is perpendicular to the view direction, view is



lost looking in any direction at the roof. The simple shape and height of the roof are factors that exacerbate the view loss.

The skillion and flat roofed designs previously suggested as solutions to a satisfactory view sharing outcome, having not been supported by Council, means that the pitched roof design must be accepted. In that regard, it is the pitch itself that causes the most significant impact on water view and the composition of the view. In that regard, the pitch of the roof of the addition as proposed is far lower than that of the existing roof (approximately 33 degrees). In addition, the non-compliant side setback causes blocking of a significant area of water, which if retained with a complying envelope, would be of higher scenic value and share the view more equitably. Both a reduction in height/pitch and the reduced bulk of a complying side setback would result in a more satisfactory view share.

Of the two causes of view loss, the one that has the most widespread impact is the building height. Given that the pitched roof is the only option that Council would apparently support, reducing the height substantially could cause the roof to no longer appear to be of the correct proportions. However, it is noted that the ridge that causes the view loss is at a pitch of approximately 20 degrees as proposed, or 13 degrees less than the pitch of the existing dwelling, meaning that the roof surfaces would not be visible from Bower Street. In that context, a further slight reduction of the pitch could provide a significant improvement in view sharing. As the roof surfaces as proposed would not be visible from Bower Street, a reduction in the pitch, provided that it is to a practicable and not a minimal one, would not have a significant impact on views from the public domain.

In the spirit of retaining a sufficient pitch to retain the proposed character of the building, but at the same time produce a lesser impact on view sharing, a reduction in pitch by 5 degrees to 15 degrees, would result in a reduction of the height of the ridge by 370mm. While this is not a radical decrease, the reduction in height of 370m would provide a satisfactory view sharing outcome, without compromising the architectural integrity of the amended design. It would also retain the development potential of the site and the amenity of the building for its occupants, therefore qualifying as a more skilful design.

In relation to the side setback, I understand that this is intended to provide an appropriate transition between the RE1 land to the north and the subject Site and that the control varies with the height of the building, requiring a step in at upper levels. As these matters are in the realm of town planning expertise rather than view sharing, I would defer to the opinion of Mr Boston, who can comment in more detail. Clearly however, if the proposal was required to literally comply with the side setback requirements, there would be a significant improvement in view sharing, as demonstrated in the photomontages in Appendix 1.

The photomontages in Appendix 1 to this report show the effect of reducing the roof pitch to 15 degrees, which is recommended as an amendment to the plans to achieve satisfactory view sharing.



3 Application of *Tenacity* planning principle

Roseth SC in *Tenacity* defines a four-step process to assist in the determination of the impacts of a development on views from the private domain. The steps are sequential and in some cases conditional, meaning that proceeding to further steps may not be required if the conditions for satisfying the preceding threshold is not met in each view or residence considered. I have applied this assessment to the views modelled and described above in relation to 29 and 31 Reddall Street.

Step 1: Views to be affected

The first step quoted from the judgement in *Tenacity* is as follows:

The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

Prior to undertaking Step 1 however, an initial threshold, or pre-condition, in *Tenacity* is whether a proposed development takes away part of the view and enjoys it for its own benefit. The proposed amended building would seek to make use of the access to views from the first floor addition and there would be view loss to both Reddall Street residences. As a result it is valid to continue beyond Step 1. Highly valued views would be affected by the height and non-compliant side setback of the building on the north side.

The view that is affected includes the foreground of buildings that assist in making the view intelligible and there is loss of a significant area of water. The effect on the view is that the water component is no longer perceived as a whole view. *Tenacity* specifically notes that whole water views are more valuable if the interface between land and water is visible.

As there would be view loss for 29 and 31 Reddall Street, proceeding to Step 2 is justified and I have considered this further, in relation to Step 2.

Step 2: From where are views available?

This step considers from where the affected views are available in relation to the orientation of the building to its land and to the view in question. The second step, quoted, is as follows:

The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.

Views that could be lost are obtained across the rear boundaries of the Reddall Street dwellings and would be lost in both standing and seated views. Seated views are more



substantially affected. It is reasonable to expect to retain seated views directly enjoyed from the rear of 29 and 31 Reddall Street.

Step 3: Extent of impact

The next step in the principle is to assess the extent of impact, considering the whole of the property and the locations from which the view loss occurs. Step 3 as quoted is:

The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.

Step 3 also contains a threshold test. If the extent of impact is negligible or minor for example, there may be no justification for proceeding to Step 4, because the threshold for proceeding to considering the reasonableness of the proposed development may not be met. In that case the reasonableness question in Step 4 does not need to be asked and the planning principle has no more work to do.

In relation to both 29 and 31 Reddall Street, views from the private open space at ground level would be severe to devastating. The extent of impact on views from the middle level would be moderate as was the case prior to amendment of the design. When considering views for the whole of each dwelling, including severe or devastating impacts on ground level views, the overall extent of impact on the dwellings would be moderate.

This level of impact exceeds the threshold condition for proceeding beyond Step 3 and justifies proceeding to Step 4 in which the reasonableness of the impact is considered., I have considered the application of Step 4 below.

Step 4: Reasonableness

The planning principle states that consideration should be given to the causes of the visual impact and whether they are reasonable in the circumstances. As stated in the preamble to the four-step process in *Tenacity*, a development that takes the view away from another may notwithstanding be considered reasonable.

Step 4 is quoted below:

The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skillful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of



neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

The extent of impacts in my opinion is moderate on the views of both residences analysed. Substantial view loss would be inevitable for the ground level views of the Reddall Street properties with any first floor addition, but that is not a justification for ignoring the impacts on middle level and upper level views of both residences, caused by the height and form of the roof proposed. In my opinion the current design of the building as modified is still not reasonable as regards view sharing.

As the building is overall compliant with the development standard for heights of buildings it is legitimate to consider the more skillful design question, which can only be asked where the proposed development is compliant with the relevant controls. In relation to height alone, the building although compliant overall still causes unnecessary view loss as a result of its height. The reduction of 370mm that is suggested would satisfactorily mitigate that impact.

In relation to the side setback, as noted above, this is a matter better addressed by those with the appropriate town planning expertise. However, on the face of it, the non-compliant setback has a significant impact on the view from 29 Reddall Street (see photomontages in Appendix 1 in particular the seated view toward Fairy Bower) and a compliant setback would retain a significant proportion of the view otherwise to be lost.

The proposed lower roof form mentioned above (370mm reduction) has been modelled by RA Walls Constructions as shown in Appendix 1. The suggested lower height provide a significant improvement in view sharing for both 29 and 31 Reddall Street. In my opinion the reduction in view loss and reinstatement of the sense of there being a whole view would reduce the extent of impacts on the middle level views to moderate or below. As such, the alternative roof height suggested is a more skilful design, as it better shares the views and has no impacts on the development potential or amenity of the building for future residents.

Any reduction in the side setback non-compliance on the north side would significantly improve view sharing with 29 Reddall Street, but have a lesser or minor impact on views from 31 Reddall Street.

Summary

In summary, the building as amended will cause unnecessary impacts on view sharing.

Taking all relevant matters into account, in my opinion the current building design is not reasonable and Council would be justified in asking for further amended height to provide better view sharing, along the lines suggested.

The building as proposed to be amended could easily be further amended with a roof height reduced by 370mm, which could be supported on the grounds of view sharing.



Please do not hesitate to call me if there are any questions with which I can be of assistance, or if you require clarification of any points.

Yours sincerely

A handwritten signature in black ink that reads 'Richard Lamb'.

Dr Richard Lamb

Summary Curriculum Vitae: Dr Richard Lamb

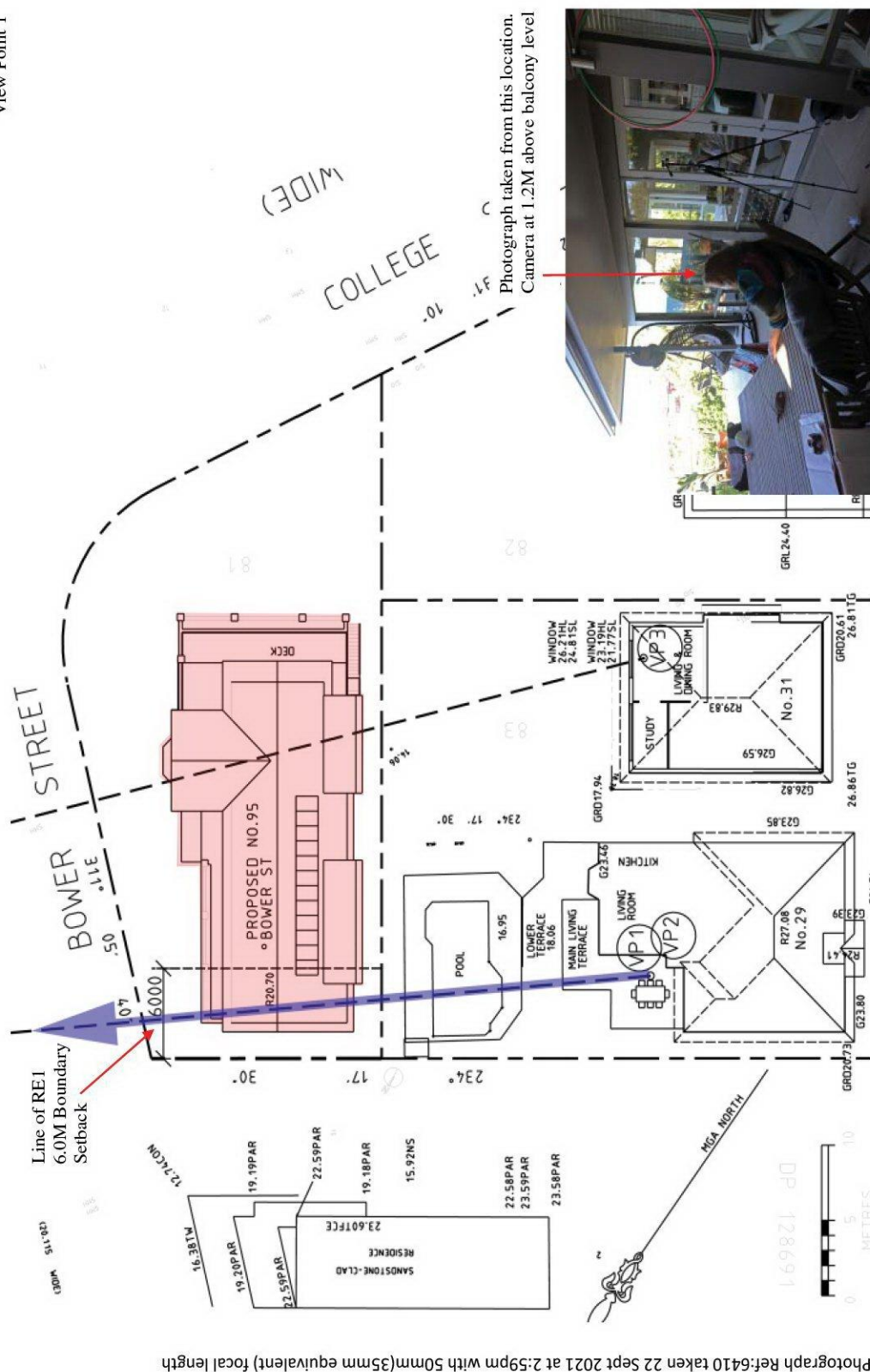


Summary

- Qualifications
 - Bachelor of Science - First Class Honours, University of New England in 1969
 - Doctor of Philosophy, University of New England in 1975
- Employment history
 - Tutor and teaching fellow – University of New England
 - Lecturer, School of Life Sciences, NSW Institute of Technology (UTS) 1975-1979
 - Senior lecturer in Landscape Architecture, Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney 1980-2009
 - Director of Master of Heritage Conservation Program, University of Sydney, 1998-2006
 - Principal and Director, Richard Lamb and Associates, 1989-2021
- Teaching and research experience
 - visual perception and cognition
 - aesthetic assessment
 - landscape assessment
 - assessment of heritage items and places
 - cultural transformations of environments
 - conservation methods and practices
- Academic supervision
 - Undergraduate honours, dissertations and research reports
 - Master and PhD candidates: heritage conservation and environment/behaviour studies
- Professional capability
 - Consultant specialising in visual and heritage impacts assessment
 - 30 year's experience in teaching and research on environmental assessment and visual impact assessment.
 - Provides professional services, expert advice and landscape and aesthetic assessments in many different contexts
 - Specialist in documentation and analysis of view loss and view sharing
 - Provides expert advice, testimony and evidence to the Land and Environment Court of NSW on visual contentions in various classes of litigation.
 - Secondary specialisation in matters of landscape heritage, heritage impacts and heritage view studies
 - Appearances in over 300 Land and Environment Court of New South Wales cases, submissions to Commissions of Inquiry and the principal consultant for over 1500 individual consultancies concerning view loss, view sharing, visual impacts and landscape heritage

A full CV can be viewed on the Richard Lamb and Associates website at www.richardlamb.com.au

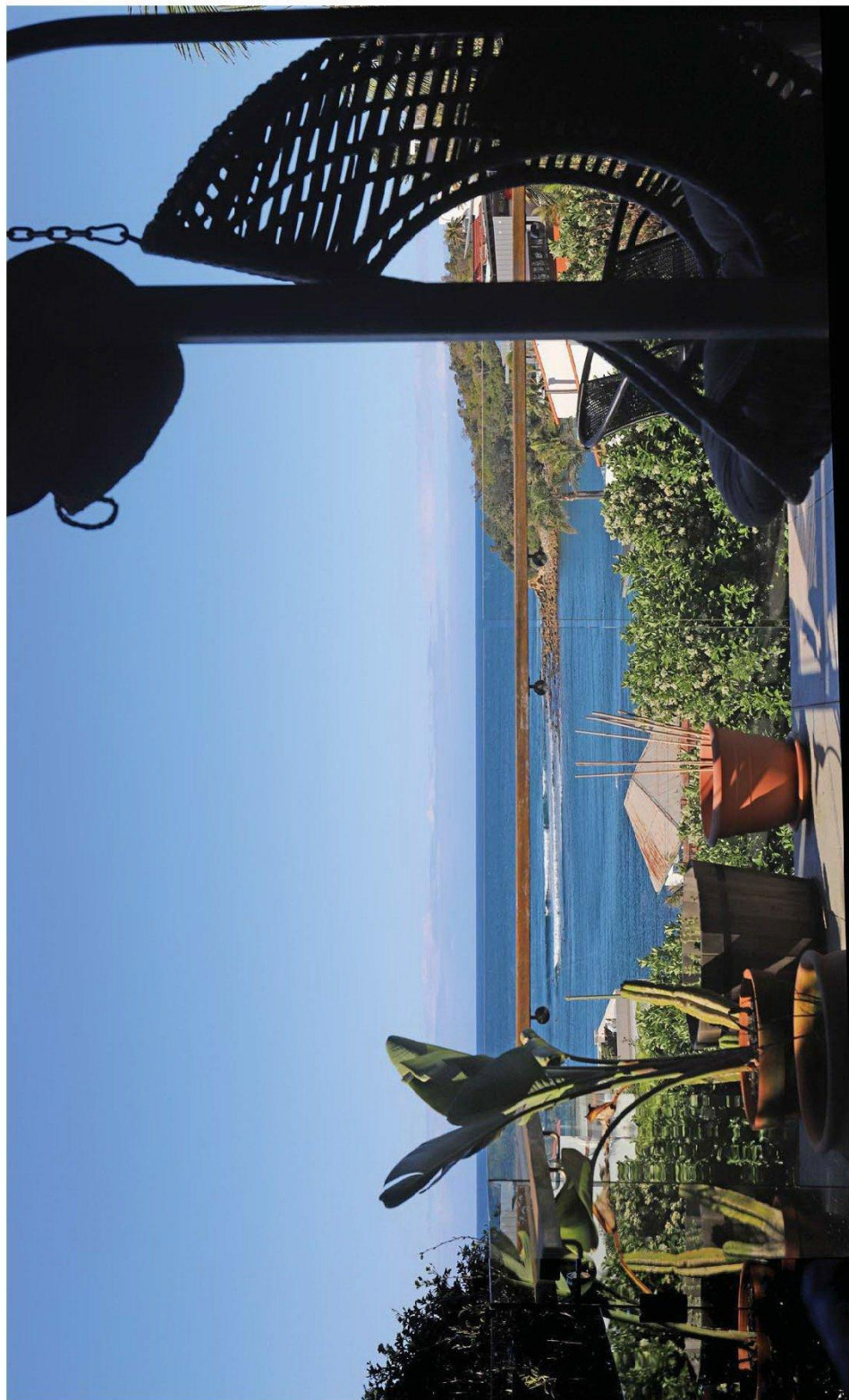
View Point 1



View Reference Plan
View from No.29 Reddall St main living terrace
Objection to 95 Bower St, Manly

Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3;11/06/2019

View Point 1

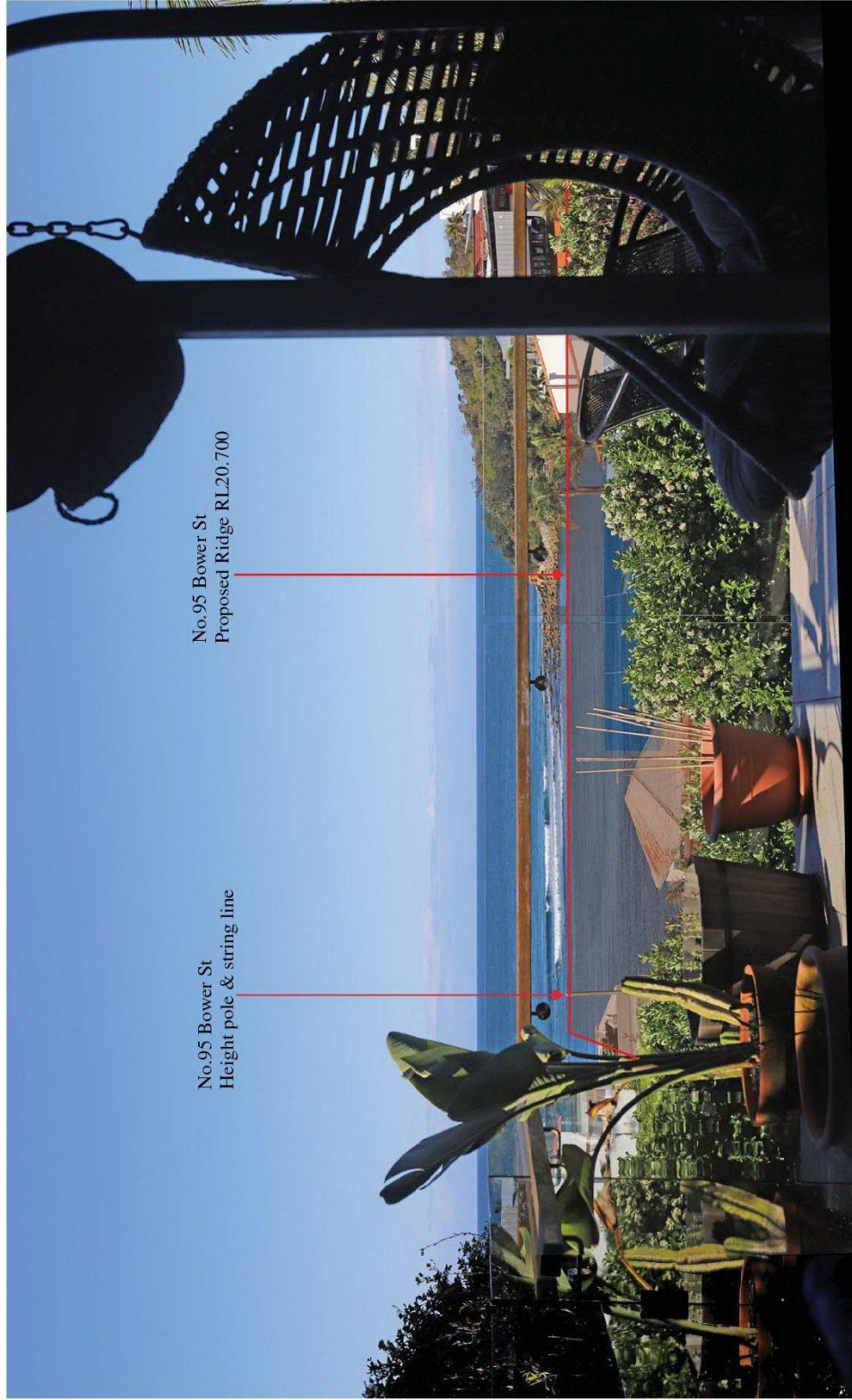


Photograph Ref:6410 taken 22 Sept 2021 at 2:59pm with 50mm(35mm equivalent) focal length

Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

Existing view from sitting position
View from No.29 Reddall St main living terrace
Objection to 95 Bower St, Manly

View Point 1

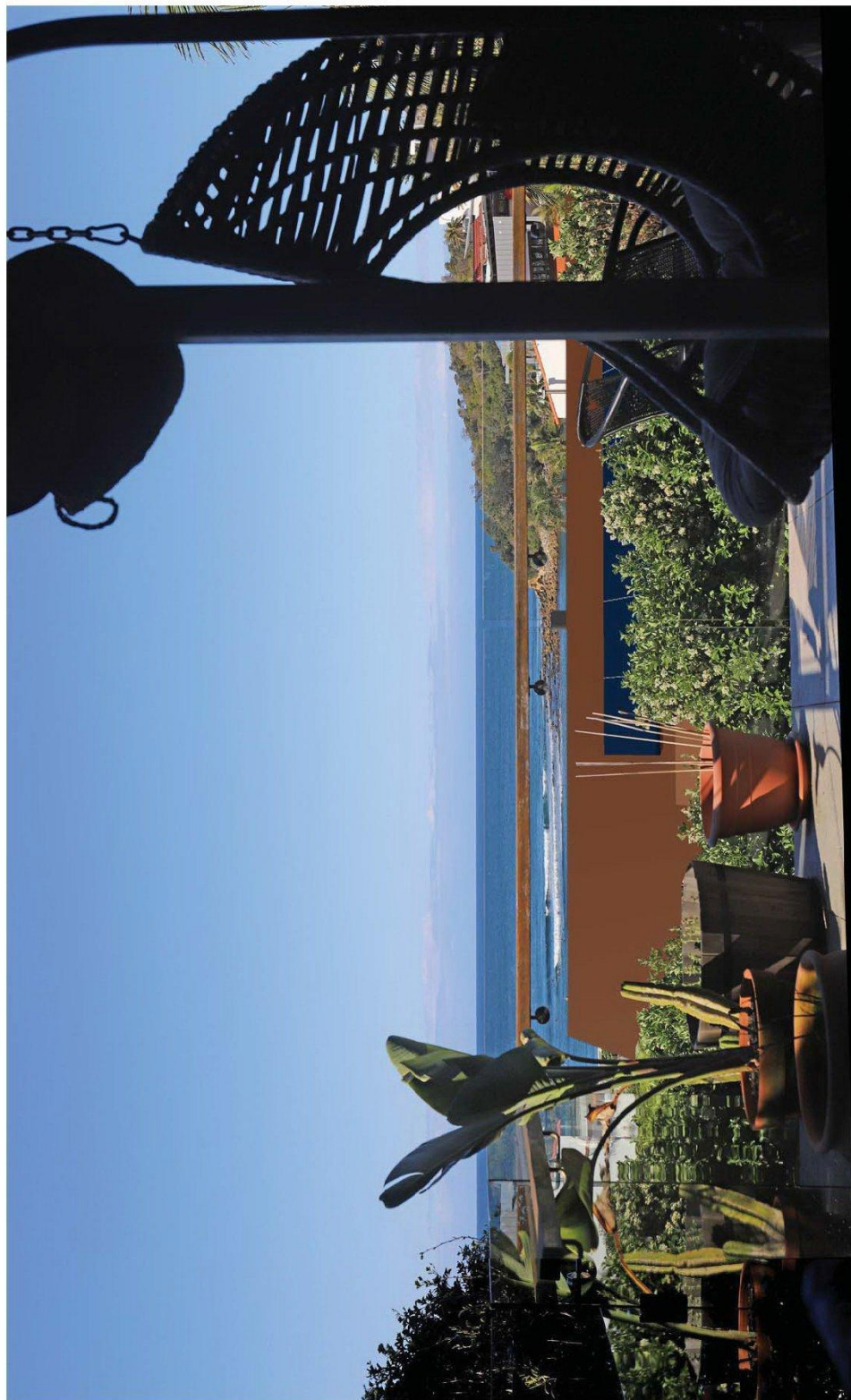


Photograph Ref:6410 taken 22 Sept 2021 at 2:59pm with 50mm(35mm equivalent) focal length

3D computer model of proposed No.95 as 60% transparency
View from No.29 Reddall St main living terrace - sitting
Objection to 95 Bower St, Manly

Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

View Point 1

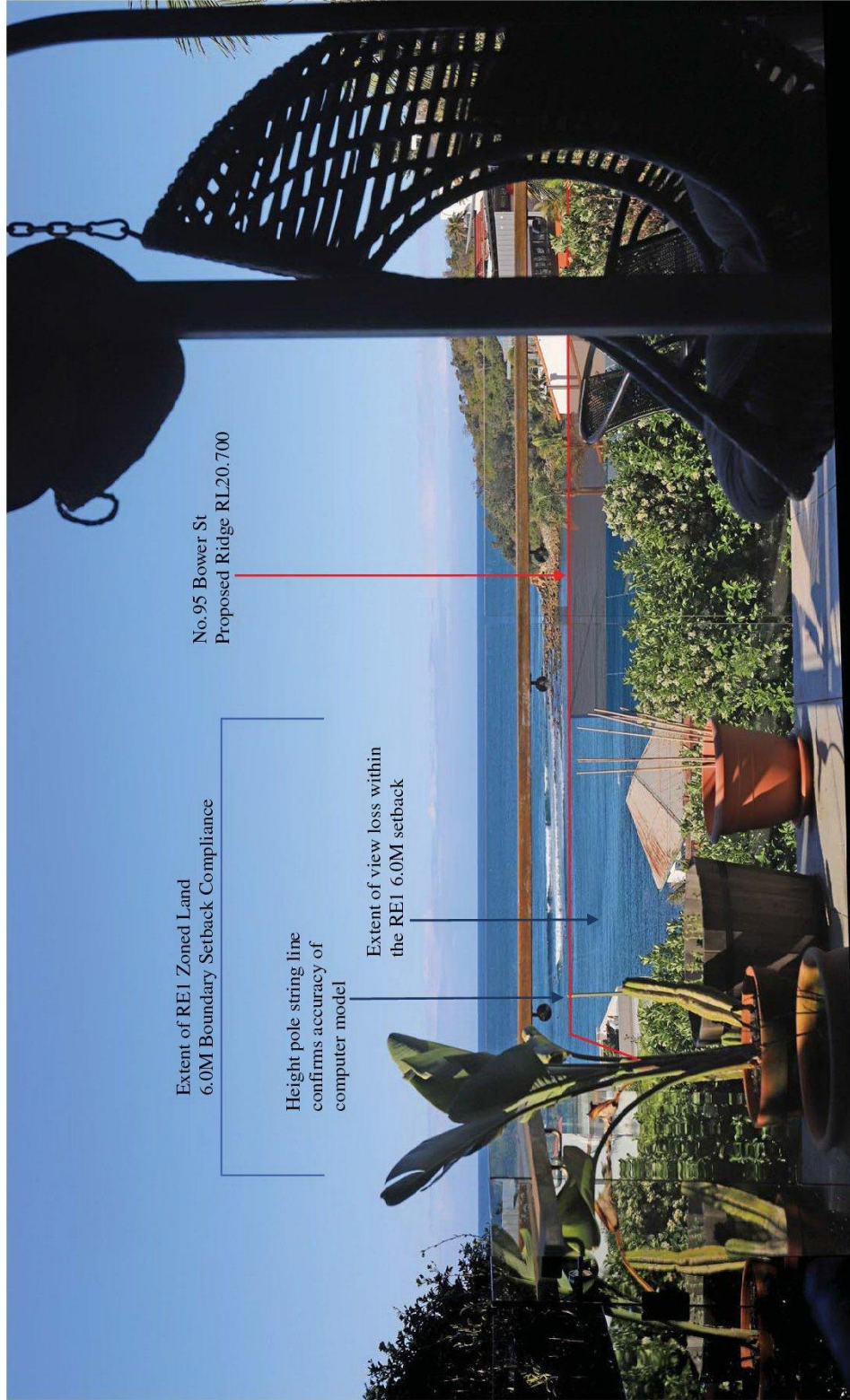


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Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

Photograph with 3D solid block model of proposed No.95 Bower St
View from No.29 Reddall St main living terrace - sitting
Objection to 95 Bower St, Manly

View Point 1

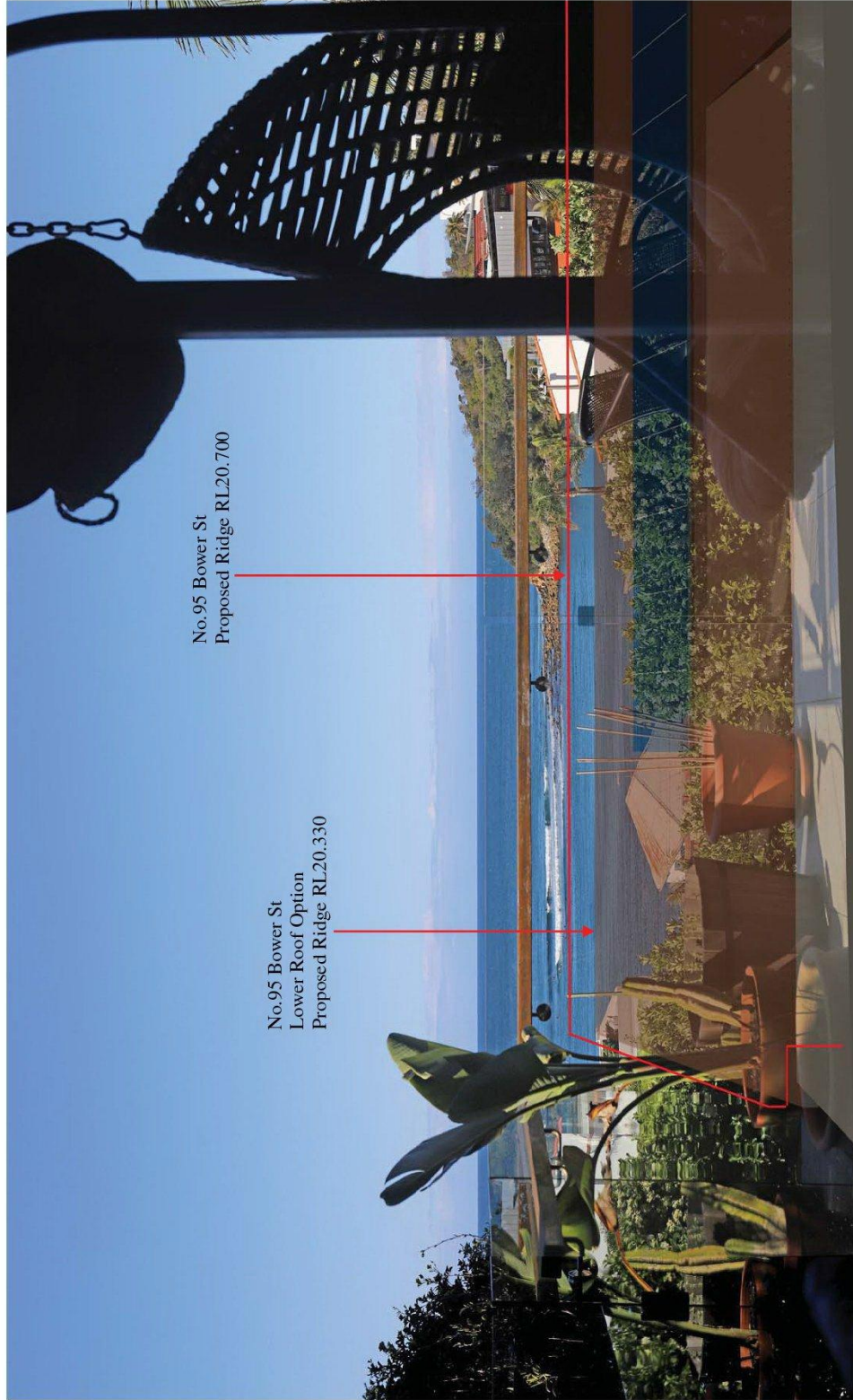


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View Point 1

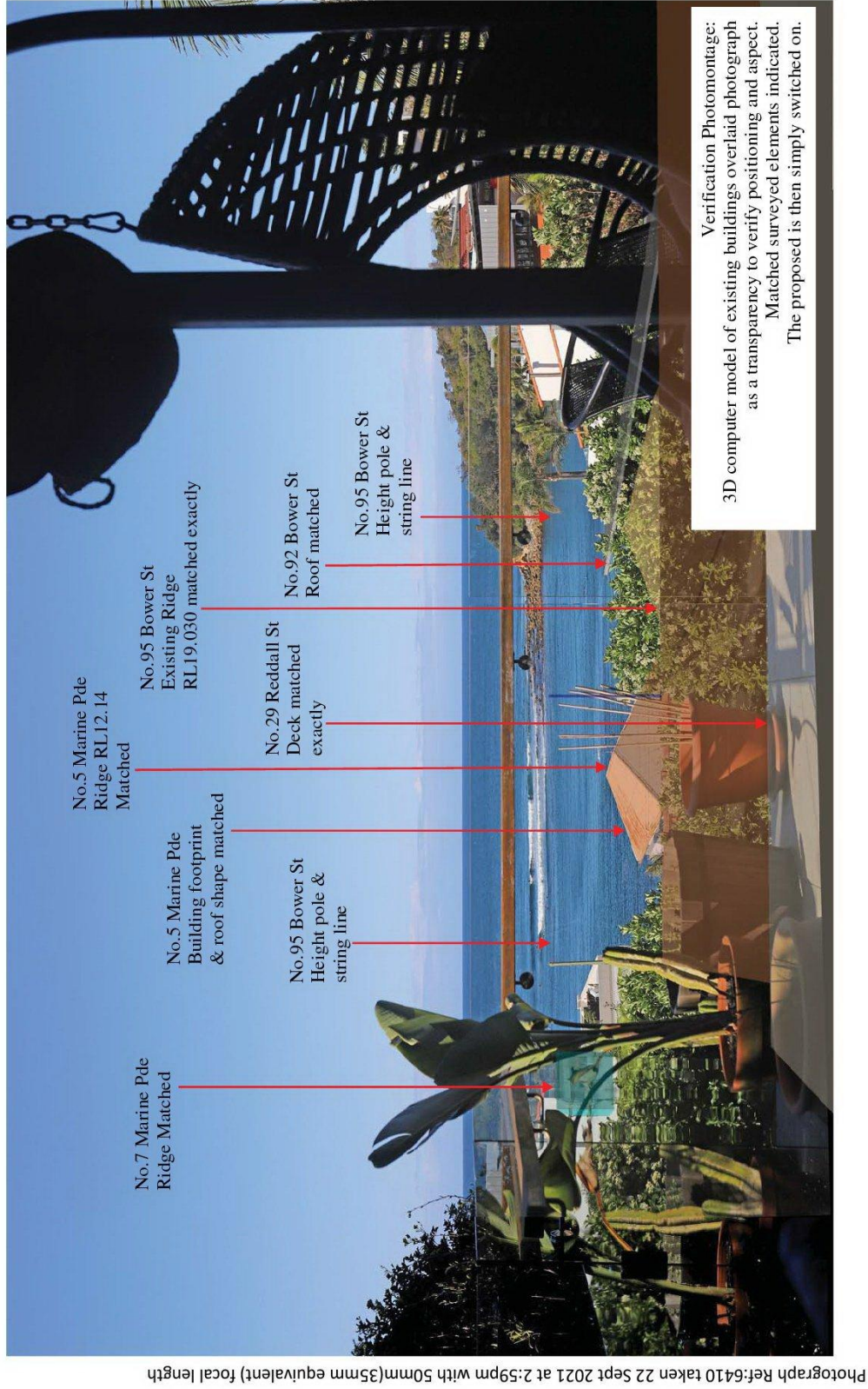


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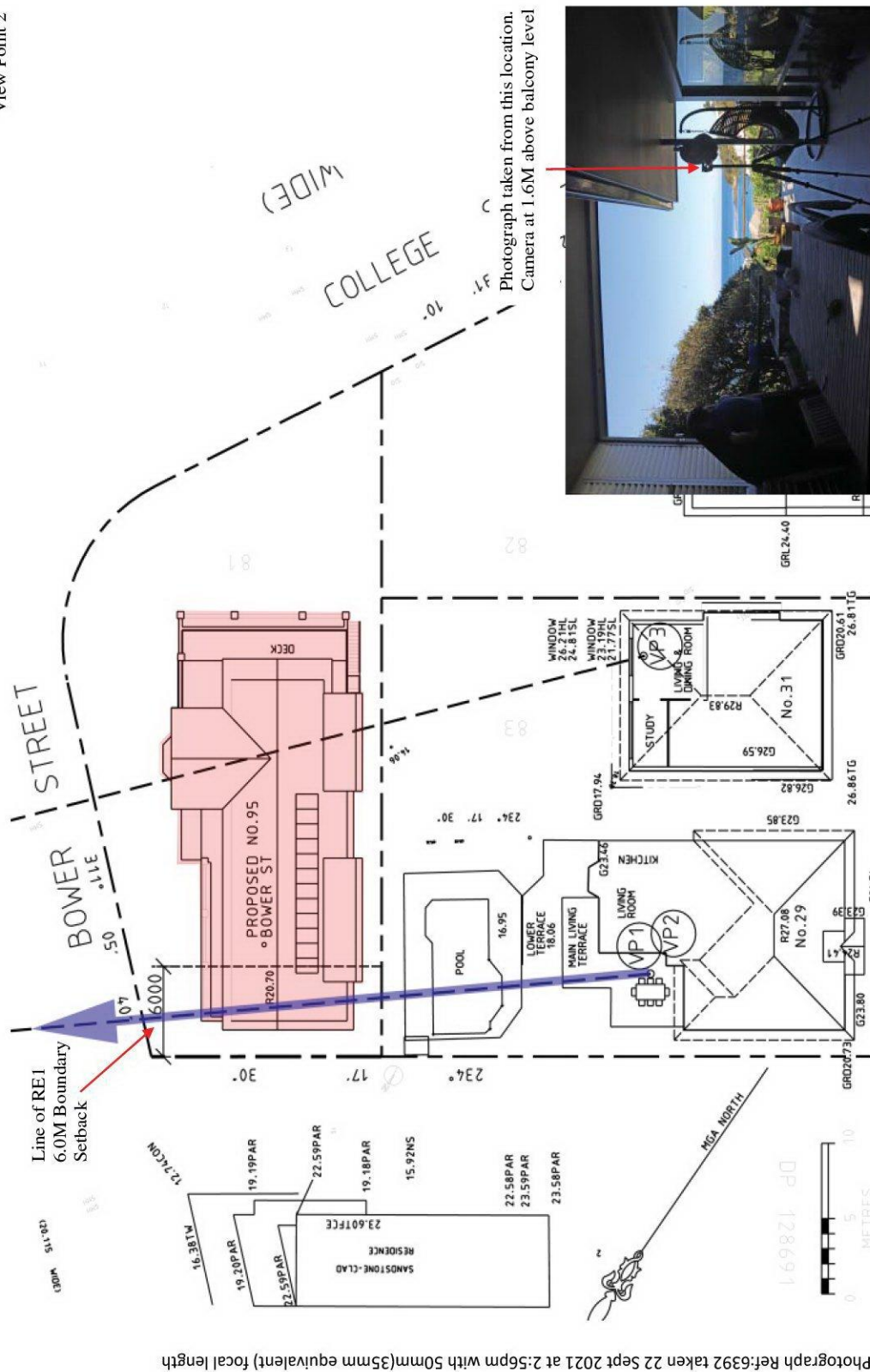
View Point 1



Verification Photomontage by Pam Walls

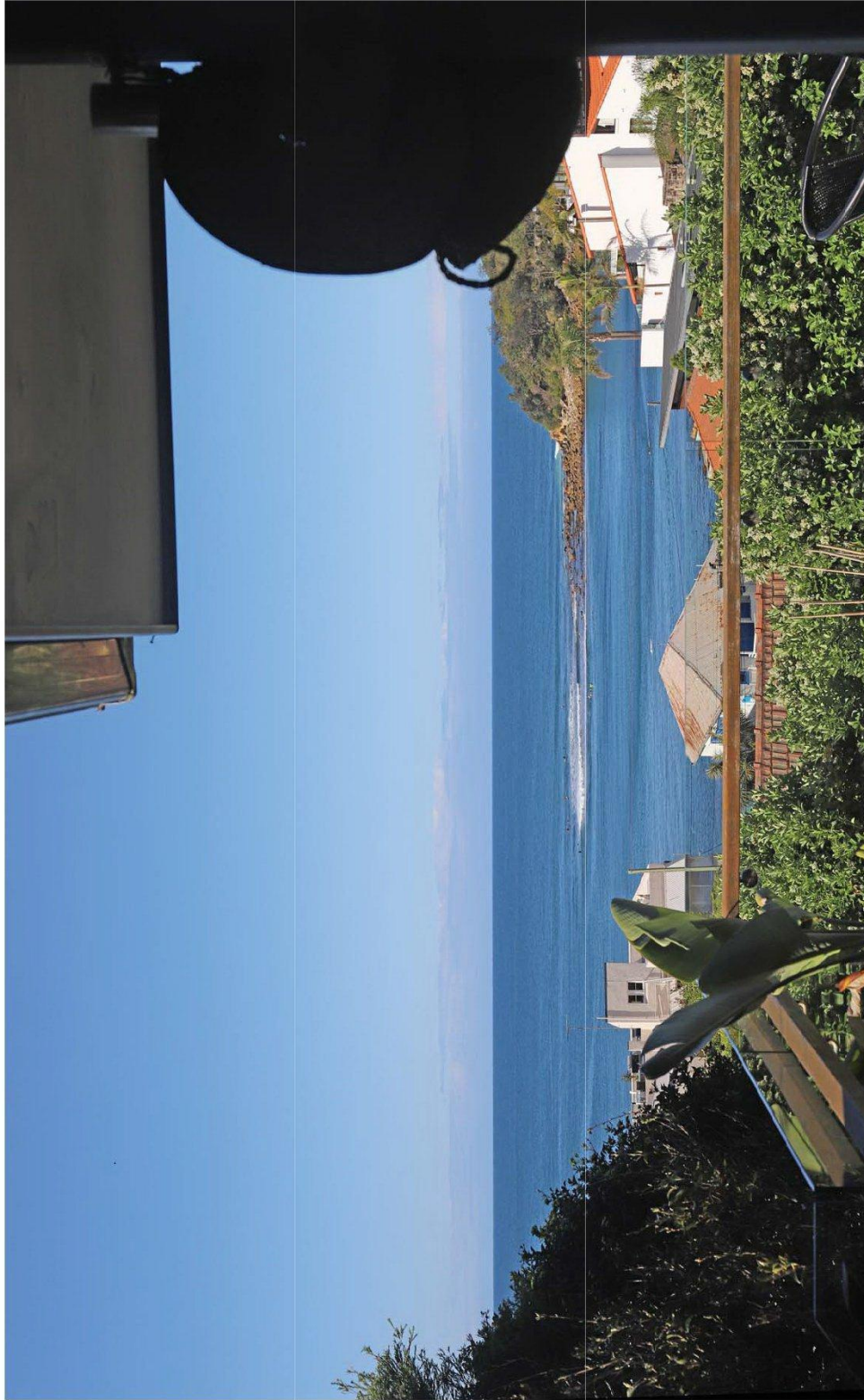
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/20193D computer model of existing buildings as 60% transparency
View from No.29 Reddall St main living terrace - sitting
Objection to 95 Bower St, Manly

View Point 2



View Reference Plan
Standing view from No.29 Reddall St main living terrace
Objection to 95 Bower St, Manly

View Point 2

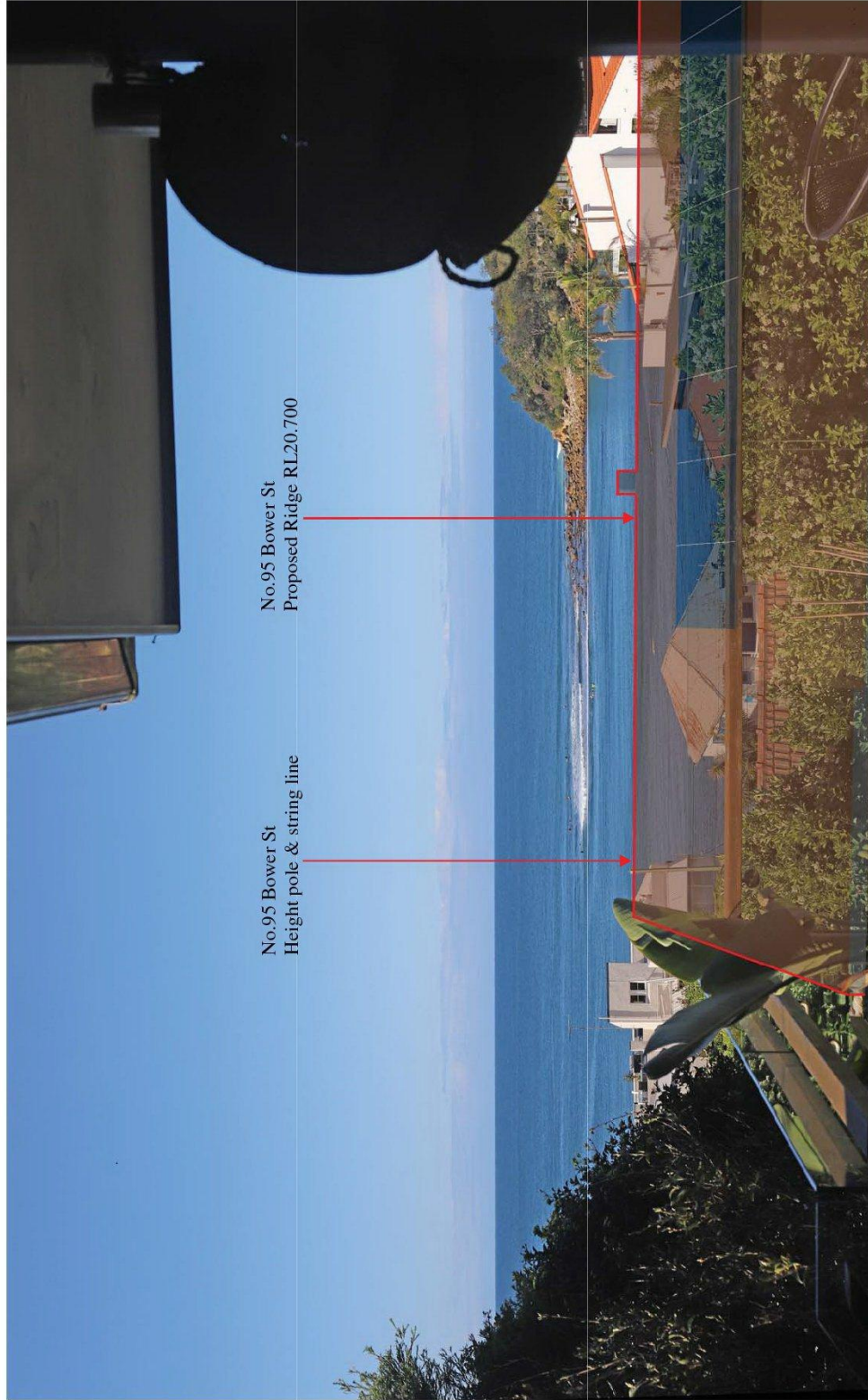


Photograph Ref:6392 taken 22 Sept 2021 at 2:56pm with 50mm(35mm equivalent) focal length

Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

Existing view from standing position
View from No.29 Reddall St main living terrace
Objection to 95 Bower St, Manly

View Point 2

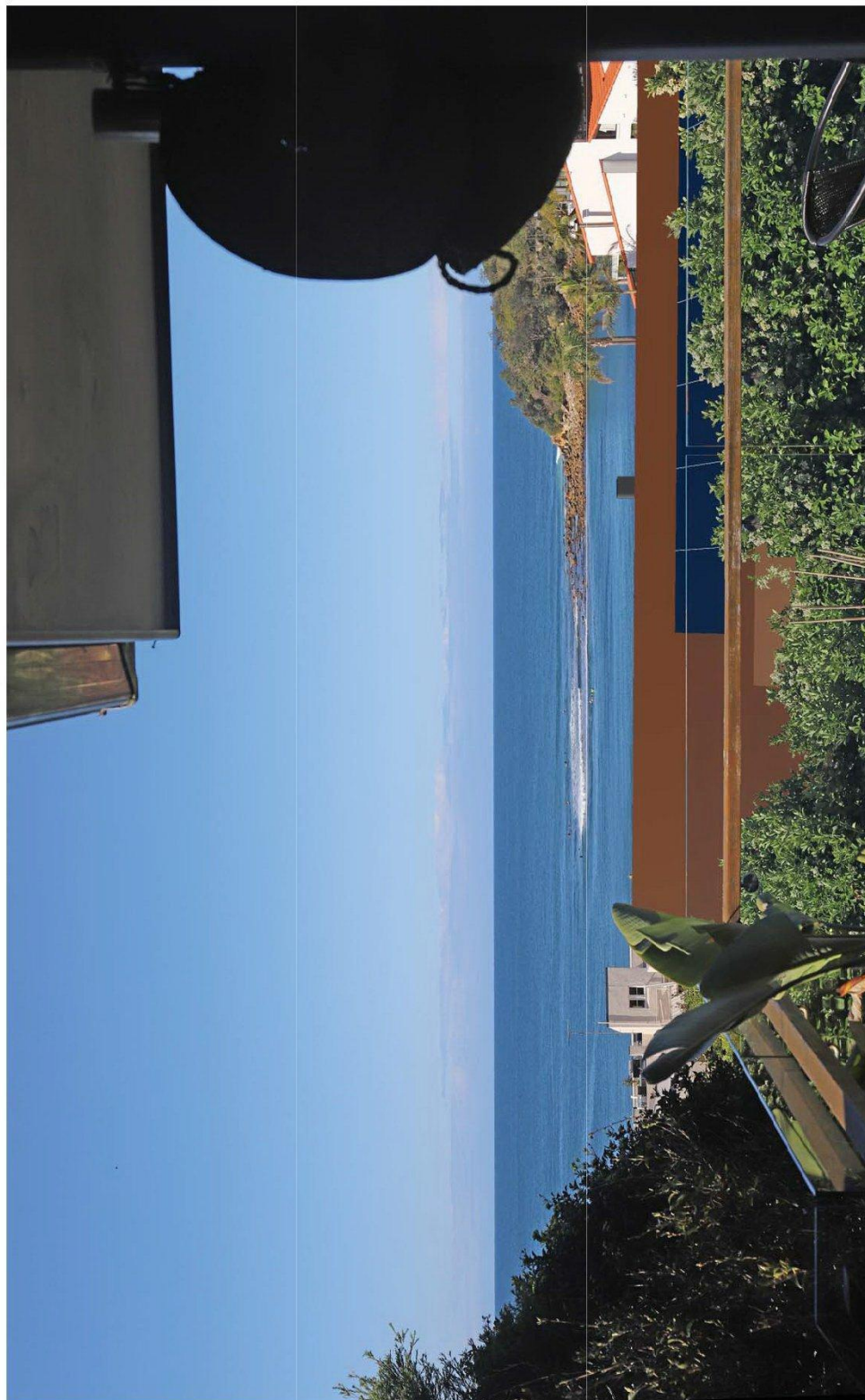


Photograph Ref:6392 taken 22 Sept 2021 at 2:56pm with 50mm(35mm equivalent) focal length

3D computer model of proposed No.95 as 60% transparency
View from No.29 Reddall St main living terrace-standing
Objection to 95 Bower St, Manly

Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

View Point 2

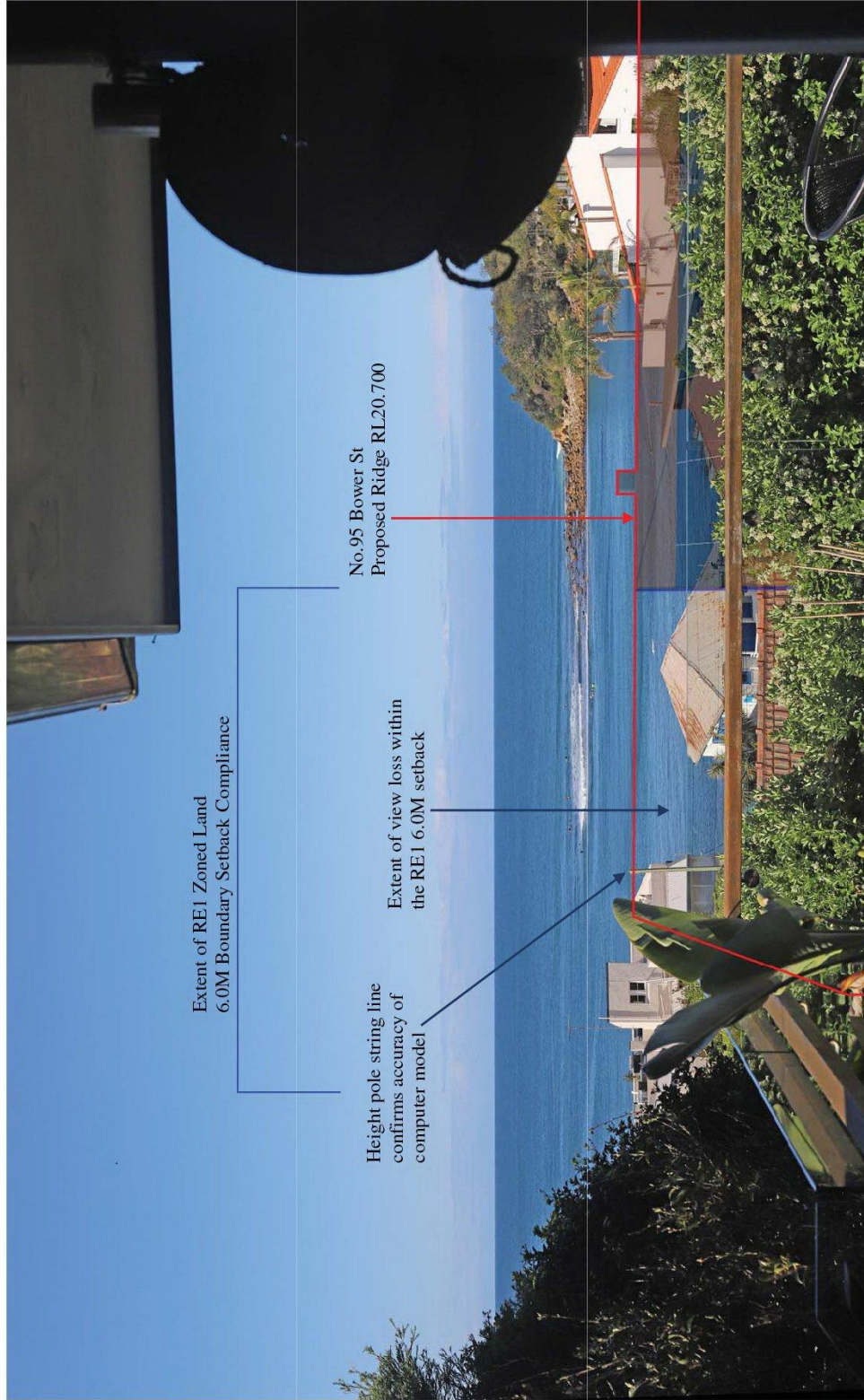


Photograph Ref:6392 taken 22 Sept 2021 at 2:56pm with 50mm(35mm equivalent) focal length

Photomontage with 3D solid block model of proposed No.95 Bower St
View from No.29 Reddall St main living terrace-standing
Objection to 95 Bower St, Manly

Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

View Point 2

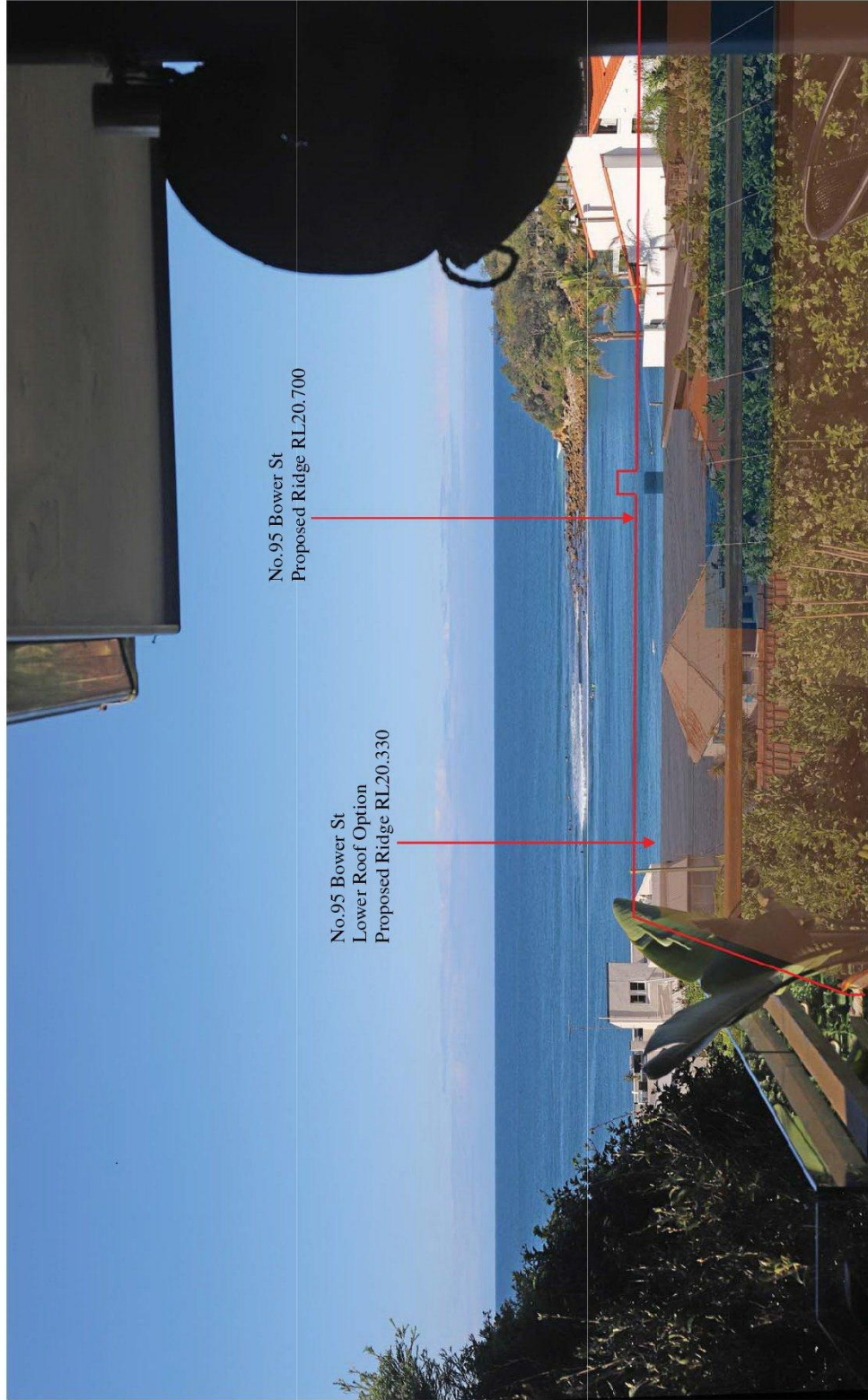


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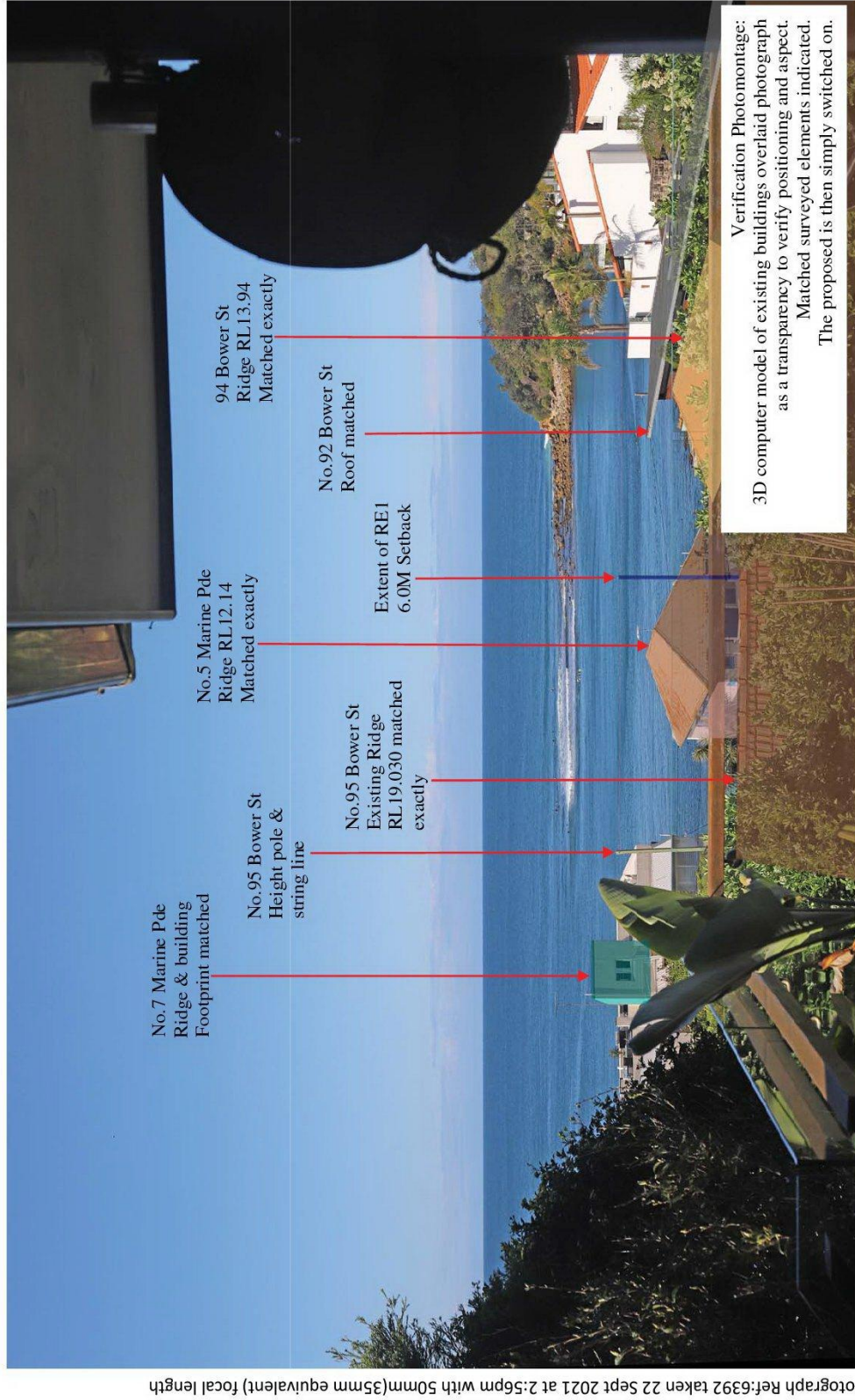


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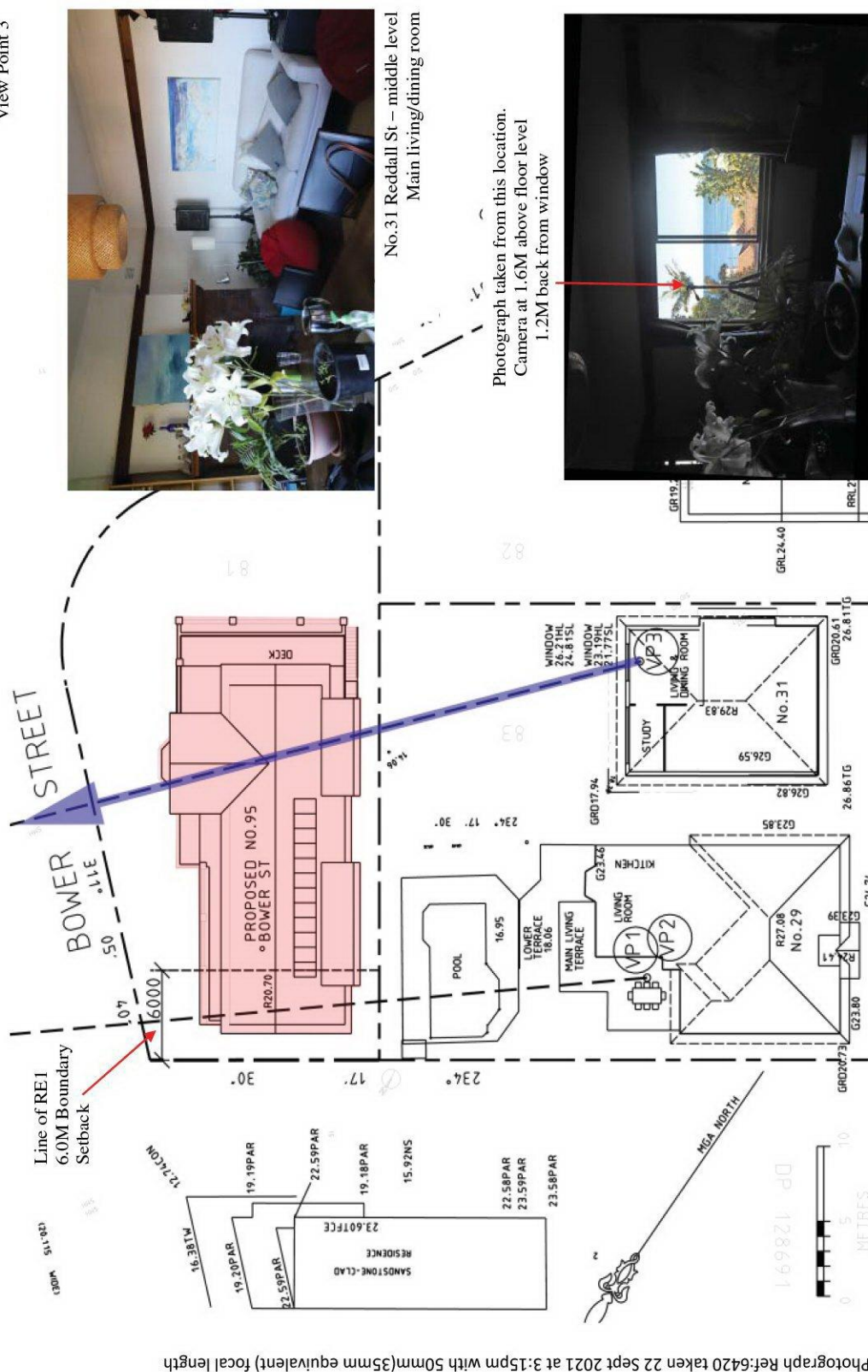


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Verification Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:DI15305-3:11/06/2019

3D computer model of existing buildings as 50% transparency
View from No.29 Reddall St main living terrace - standing
Objection to 95 Bower St, Manly

View Point 3



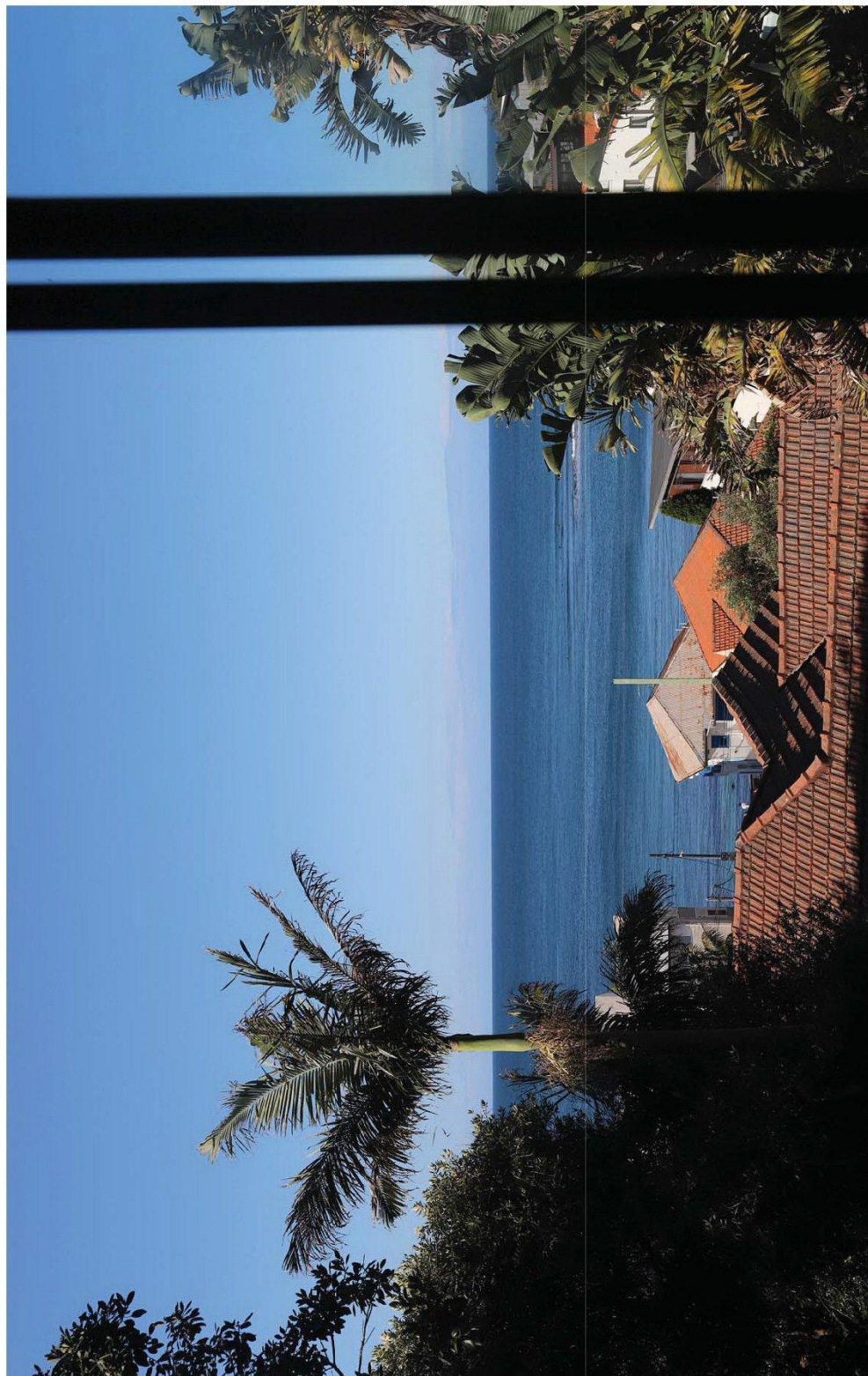
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Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

Photomontage by Pam Walls

Based on Your Home Beautiful Drawings Rev:C-01.09.2021

Chase Burke Harvey Survey No: D15305-3: 11/06/2019

View Point 3

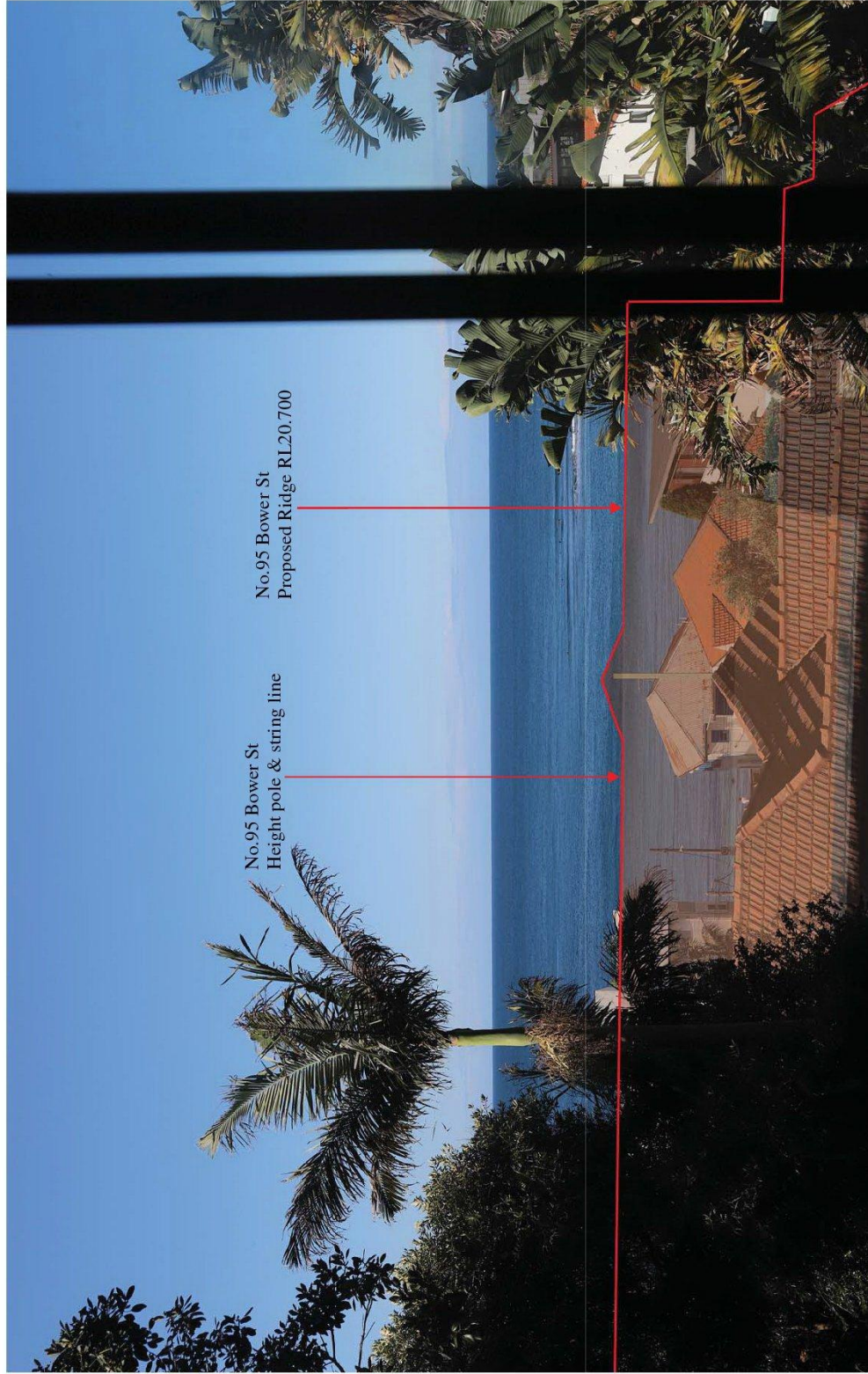


Photograph Ref:6420 taken 22 Sept 2021 at 3:15pm with 50mm(35mm equivalent) focal length

Photomontage by Pam Walls
 Based on Your Home Beautiful Drawings Rev:C-01.09.2021
 Chase Burke Harvey Survey No:D15305-3:11/06/2019

Existing view from standing position
 View from No.31 Reddall St middle level main living room
 Objection to 95 Bower St, Manly

View Point 3

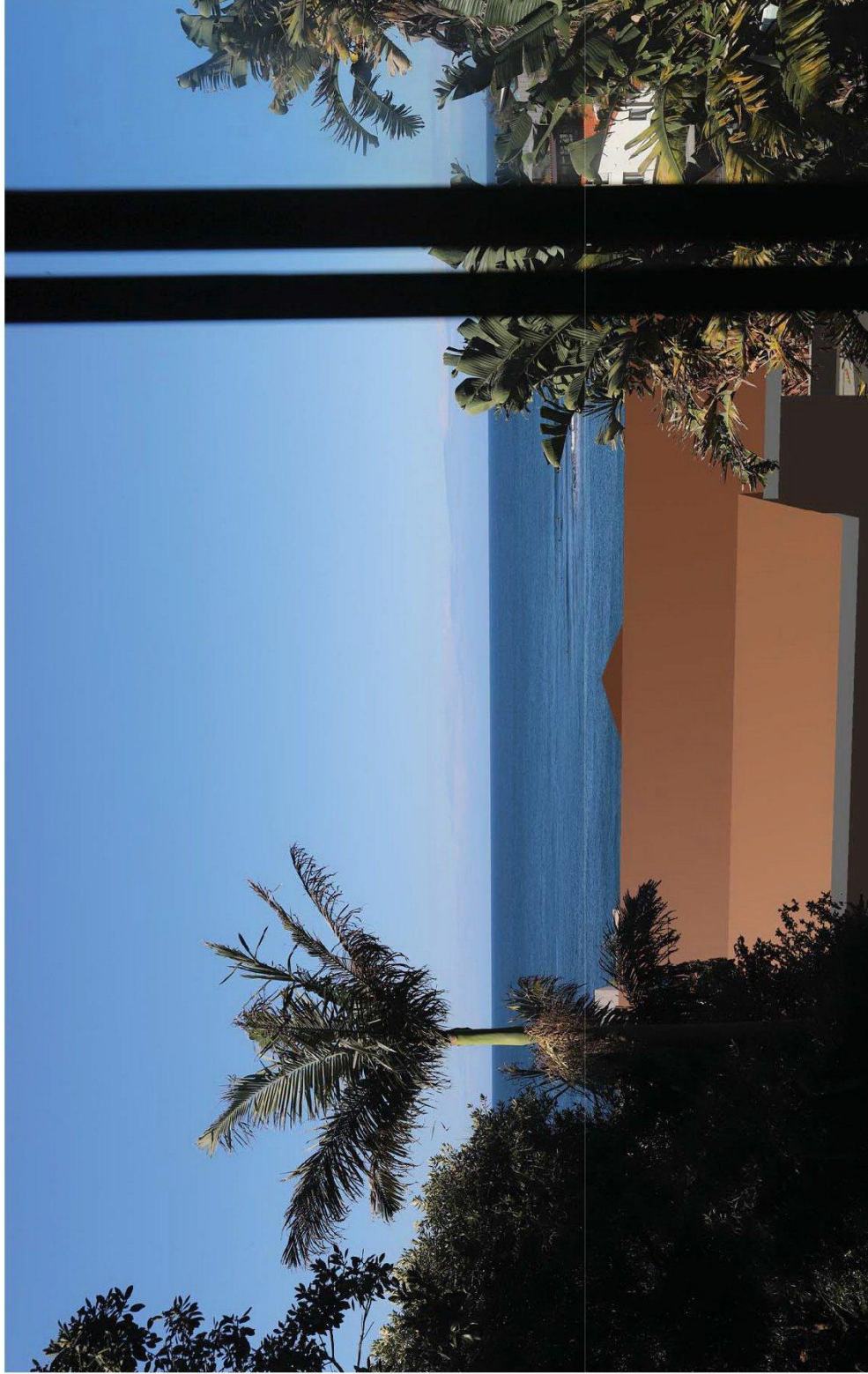


Photograph Ref:6420 taken 22 Sept 2021 at 3:15pm with 50mm(35mm equivalent) focal length

Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

3D computer model of proposed No.95 as 50% transparency
View from No.31 Reddall St middle level main living room-standing
Objection to 95 Bower St, Manly

View Point 3

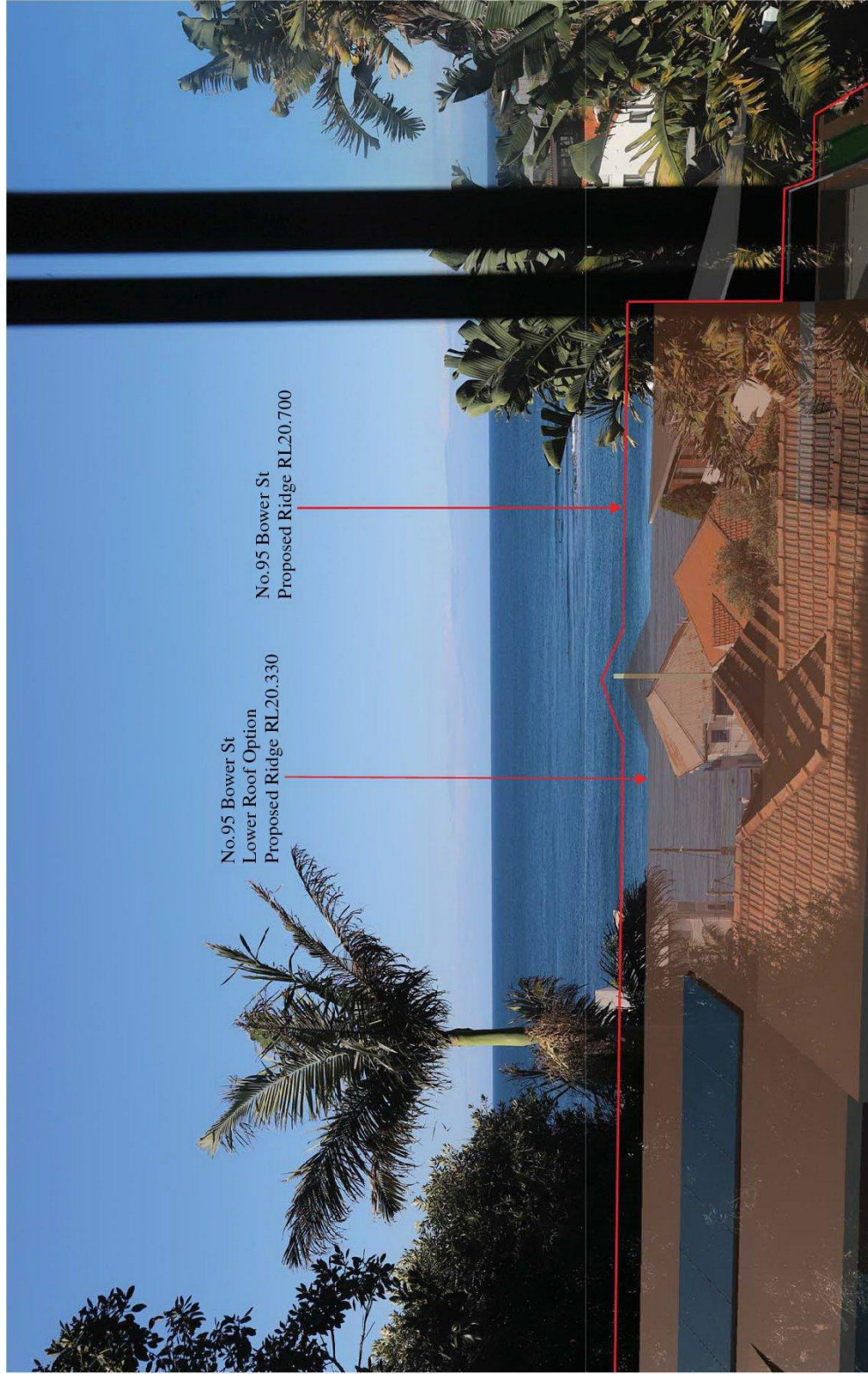


Photograph Ref:6420 taken 22 Sept 2021 at 3:15pm with 50mm(35mm equivalent) focal length

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Chase Burke Harvey Survey No:D15305-3:11/06/2019

Photograph with 3D solid block model of proposed No.95 Bower St
View from No.31 Reddall St middle level main living room-standing
Objection to 95 Bower St, Manly

View Point 3

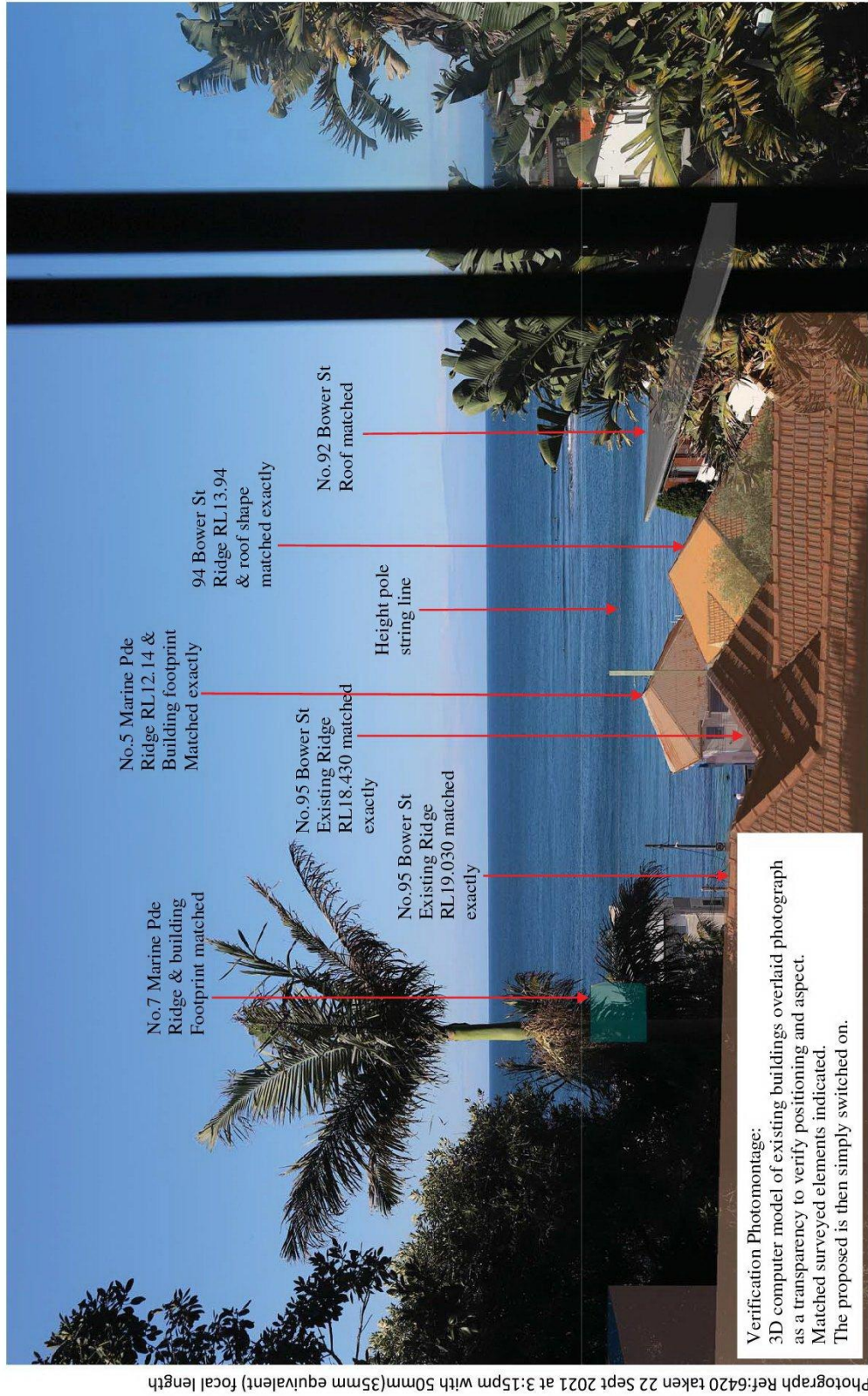


Photograph Ref:6420 taken 22 Sept 2021 at 3:15pm with 50mm(35mm equivalent) focal length

3D computer model of proposed No.95 as 50% transparency
View from No.31 Reddall St middle level main living room-standing
Objection to 95 Bower St, Manly

Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

View Point 3

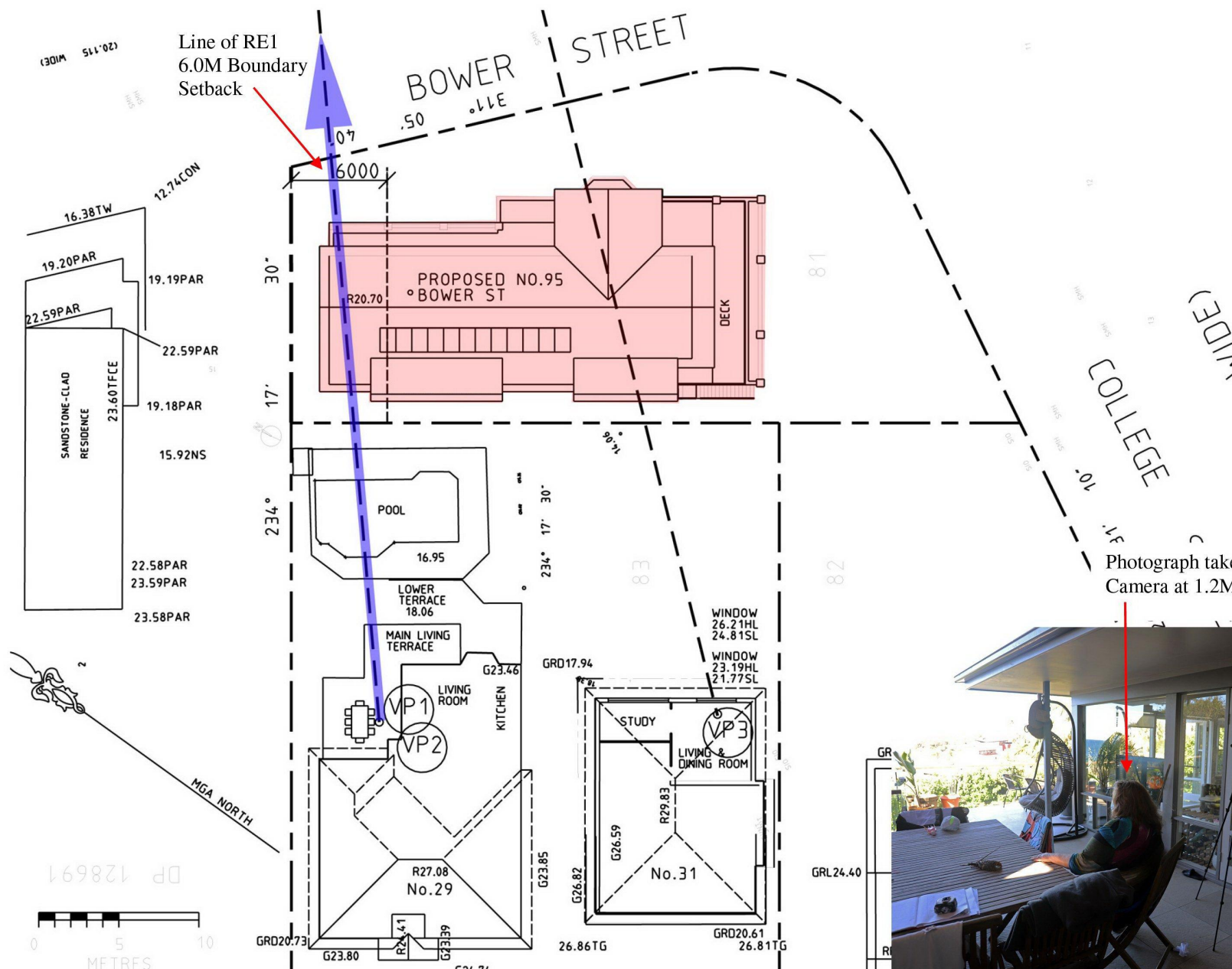


Verification Photomontage by Pam Walls

Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

3D computer model of existing buildings as 50% transparency
View from No.31 Reddall St middle level main living room-standing
Objection to 95 Bower St, Manly

Photograph Ref:6410 taken 22 Sept 2021 at 2:59pm with 50mm(35mm equivalent) focal length



Photograph taken from this location.
Camera at 1.2M above balcony level



View Reference Plan

View from No.29 Reddall St main living terrace
Objection to 95 Bower St, Manly

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Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

Existing view from sitting position
View from No.29 Reddall St main living terrace
Objection to 95 Bower St, Manly

Photograph Ref:6410 taken 22 Sept 2021 at 2:59pm with 50mm(35mm equivalent) focal length



Photomontage by Pam Walls
 Based on Your Home Beautiful Drawings Rev:C-01.09.2021
 Chase Burke Harvey Survey No:D15305-3:11/06/2019

3D computer model of proposed No.95 as 60% transparency
 View from No.29 Reddall St main living terrace - sitting
 Objection to 95 Bower St, Manly

Photograph Ref:6410 taken 22 Sept 2021 at 2:59pm with 50mm(35mm equivalent) focal length



Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

Photograph with 3D solid block model of proposed No.95 Bower St
View from No.29 Reddall St main living terrace - sitting
Objection to 95 Bower St, Manly

Photograph Ref:6410 taken 22 Sept 2021 at 2:59pm with 50mm(35mm equivalent) focal length



Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
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3D computer model of proposed No.95 as 60% transparency
View from No.29 Reddall St main living terrace - sitting
Objection to 95 Bower St, Manly

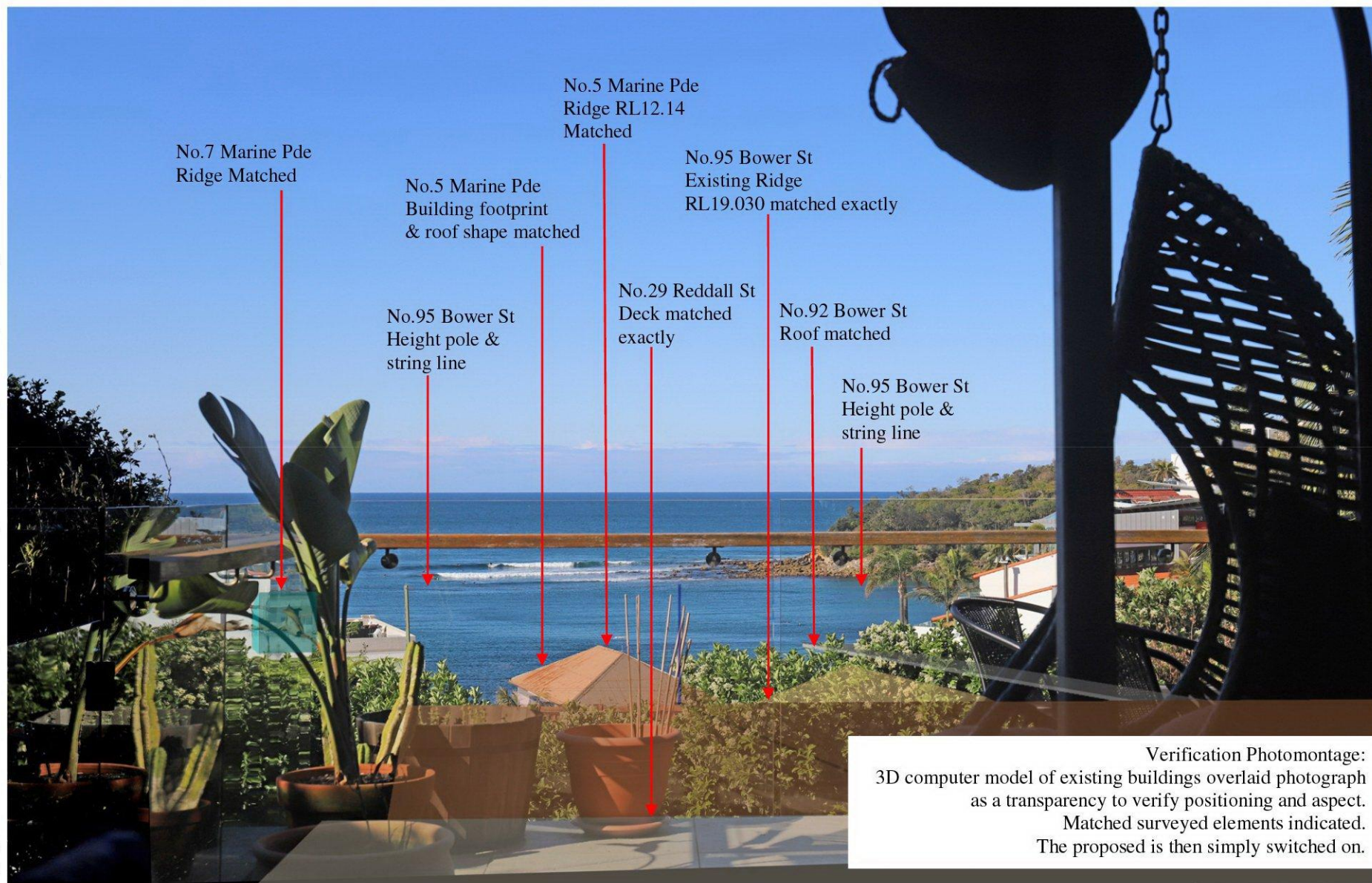
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3D computer model of existing buildings as 60% transparency
View from No.29 Reddall St main living terrace - sitting
Objection to 95 Bower St, Manly



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Chase Burke Harvey Survey No:D15305-3:11/06/2019

View Reference Plan

Standing view from No.29 Reddall St main living terrace

Objection to 95 Bower St, Manly

Photograph Ref:6392 taken 22 Sept 2021 at 2:56pm with 50mm(35mm equivalent) focal length



Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

Existing view from standing position
View from No.29 Reddall St main living terrace
Objection to 95 Bower St, Manly

Photograph Ref:6392 taken 22 Sept 2021 at 2:56pm with 50mm(35mm equivalent) focal length



Photomontage by Pam Walls
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3D computer model of proposed No.95 as 60% transparency
View from No.29 Reddall St main living terrace-standing
Objection to 95 Bower St, Manly

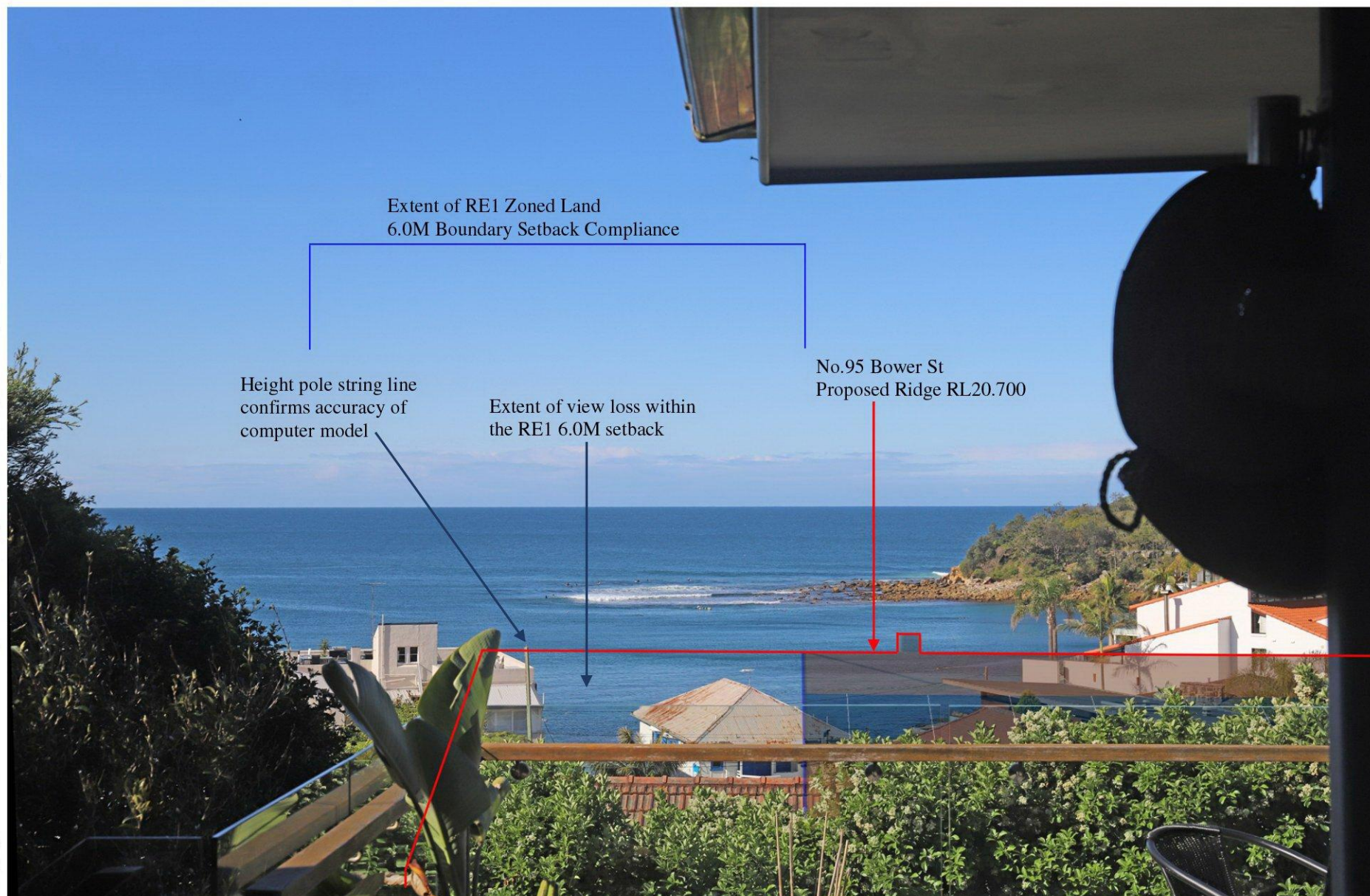
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Photomontage by Pam Walls
Based on Your Home Beautiful Drawings Rev:C-01.09.2021
Chase Burke Harvey Survey No:D15305-3:11/06/2019

Photograph with 3D solid block model of proposed No.95 Bower St
View from No.29 Reddall St main living terrace-standing
Objection to 95 Bower St, Manly

Photograph Ref:6392 taken 22 Sept 2021 at 2:56pm with 50mm(35mm equivalent) focal length



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Objection to 95 Bower St, Manly

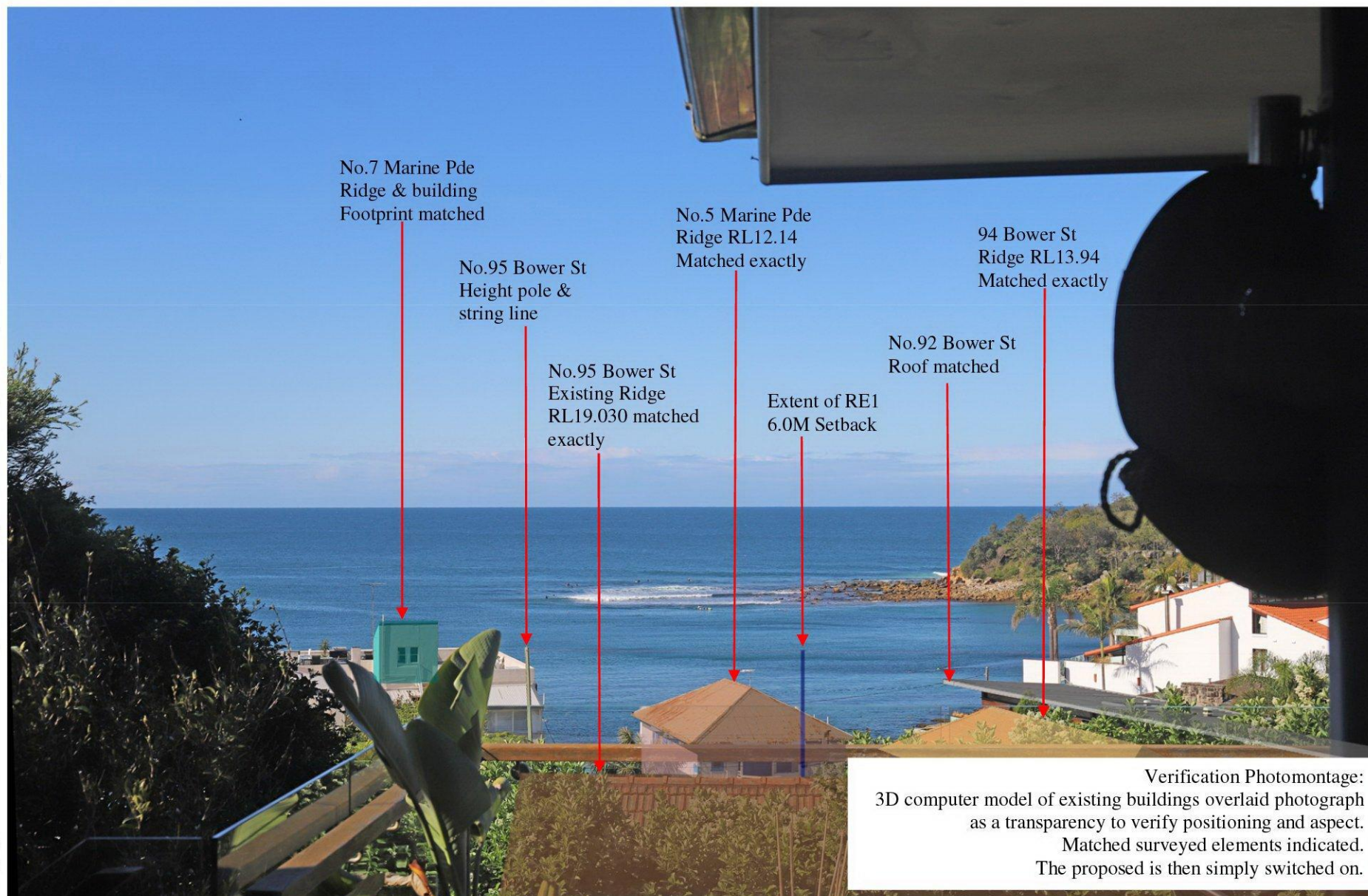
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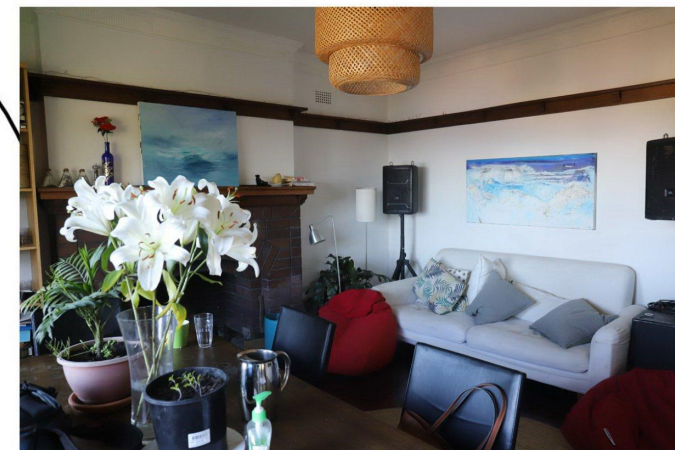
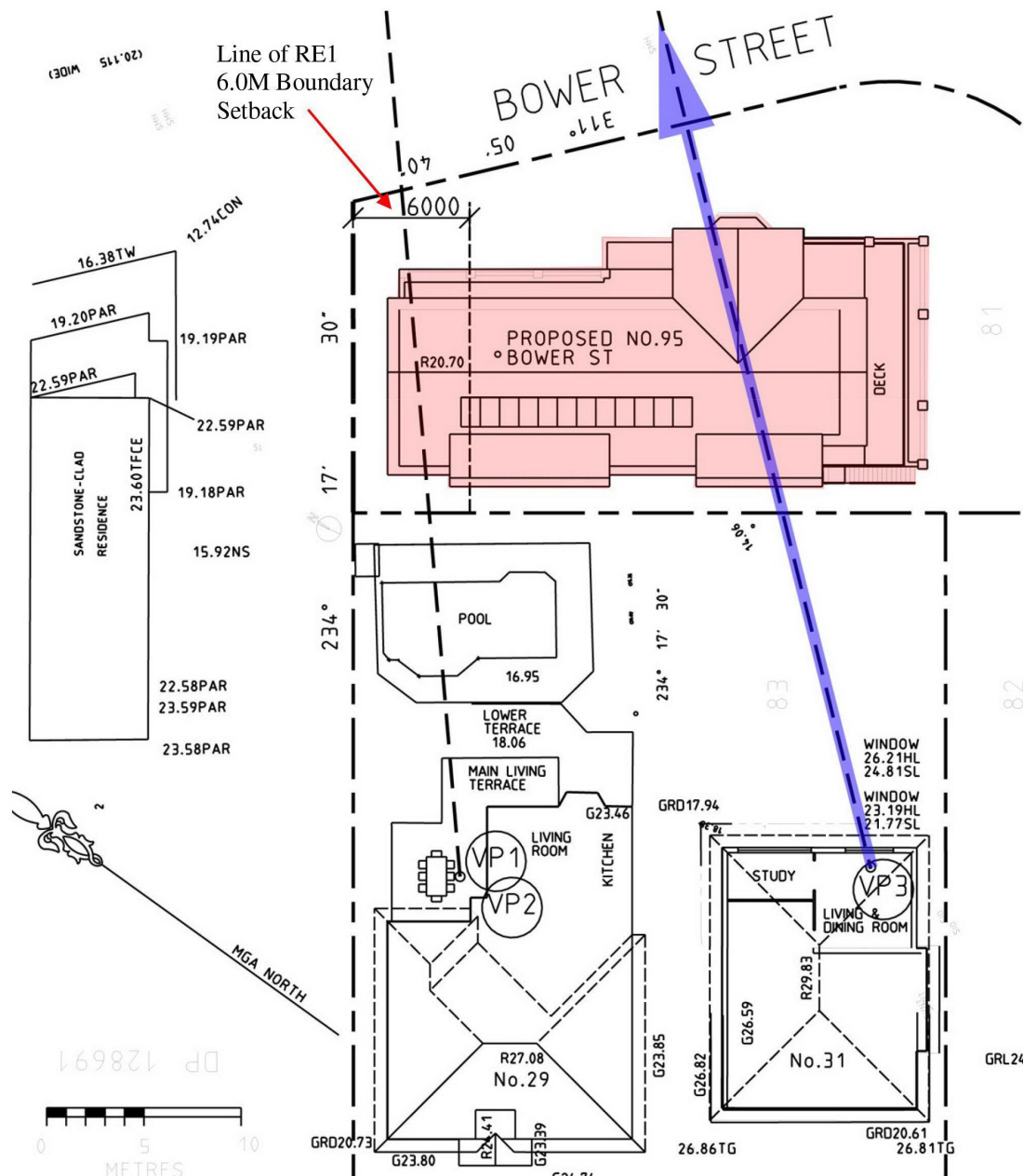
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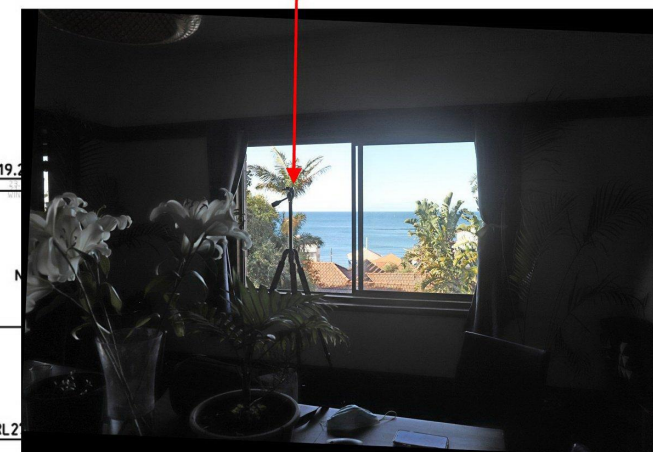
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View from No.29 Reddall St main living terrace - standing
Objection to 95 Bower St, Manly

Photograph Ref:6420 taken 22 Sept 2021 at 3:15pm with 50mm(35mm equivalent) focal length



No.31 Reddall St – middle level
Main living/dining room

Photograph taken from this location.
Camera at 1.6M above floor level
1.2M back from window



View Reference Plan

Photomontage by Pam Walls
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Chase Burke Harvey Survey No:D15305-3:11/06/2019

Standing view from No.31 Reddall St middle level main living room
Objection to 95 Bower St, Manly

Photograph Ref:6420 taken 22 Sept 2021 at 3:15pm with 50mm(35mm equivalent) focal length



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Existing view from standing position
View from No.31 Reddall St middle level main living room
Objection to 95 Bower St, Manly

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Photograph with 3D solid block model of proposed No.95 Bower St
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Objection to 95 Bower St, Manly

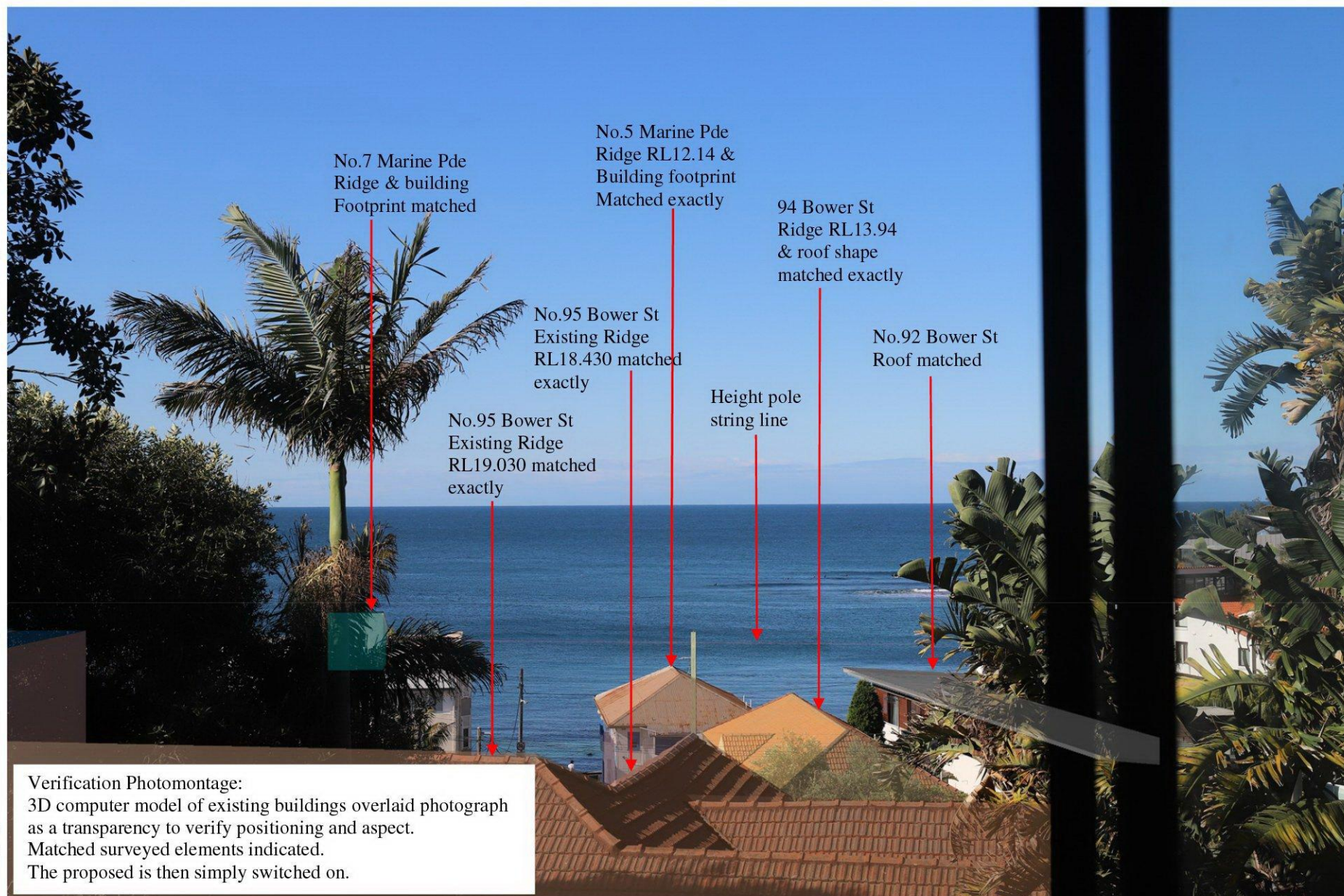
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