
Sent: 8/08/2019 1:12:32 PM
Subject: objection to DA2019/0645 26 Whistler Street Manly

Manly Council

I am writing to express my concern about the development proposed in DA2019/0645 26 Whistler Street Manly.

As an owner of unit 606 in the Manly National Building I believe if the development goes ahead **I will lose all my views** over the Manly oval and surrounding district views.

I do not understand how anyone writing the proposal could imagine that it would not "give rise to any unacceptable view impacts from surrounding properties". The author of this report clearly has not been in the Manly National Building.

The loss of view will probably lead to a **decrease in value of my property and a decrease in rental income** that I rely on as my retirement income.

I already lost water views to the east when a recent high rise development was allowed to progress in Central Avenue. This has **decreased the demand for my unit and the price that my agent is able to charge for the rent on my unit**. To surround my unit with another high rise will be creating a concrete jungle and my unit will have no outlook at all.

The proposed development also undermines the recent work of Council in developing the Short Street Mall area as it will **decrease public amenity by increasing shadowing and creating a wind tunnel**.

The sheer size of the development seems to be excessive in that it **exceeds the height restrictions** for the area when rooftop fixtures are included. These **heights are not available** in the designs submitted for our comment. It also represents a **significant increase on the existing building envelope**.

The proposed building appears to be excessive in size in that the **floor space ratio (FSR) for a totally new building is 50% higher** than any other new development would be allowed. I don't understand how this could possibly be approved without being challenged in court. Why does the report submitted ignore about 600 sq m of floor space on the ground floor which would put the FSR over 4.5:1?

I am concerned of the potential adverse affects this proposed development could have on the **structural integrity of the Manly National building** as I have been informed that the excavations could adversely effect the water table. There is no requirement for a dilapidation report on the Manly National Building.

I oppose the current development application on the above grounds and ask that

- Any redevelopment **should stay the same size as the current building**.
- The floor space ratio should be **3:1 or less**
- **Groundwater should not be disturbed**
- **A Dilapidation Survey of the Manly National Building should be undertaken** by the Developer prior to demolition in case there is structural damage.

I ask that council protects the existing rights of ratepayers and rejects the current DA on the above grounds.

Yours sincerely

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Owner

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Sent from [Mail](#) for Windows 10