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**Sent:** 11/08/2019 1:30:02 PM  
**Subject:** Objection: DA 2019/0645 26 Whistler Street Manly  
**Attachments:** Re DA 2019 0645\_26 Whistler Street.pdf;

Hello

Please see objection to **DA 2019/0645 26 Whistler Street Manly** attached.

Best regards

Jenny King  
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## **Re DA 2019/0645 26 Whistler Street Manly**

From: Lloyd Davies and Jennifer King  
Apartment 912  
22 Central Avenue, Manly 2095

The following statements, specifically relating to Shadowing, View Loss, and Over Development, have been made in the "Statement of Environmental Effects" which was prepared under instructions from DAP Woodland Pty Limited by Greg Boston of Boston Blyth Fleming Pty Ltd Town Planners:

**Shadowing:** *"... the development will not give rise to any unacceptable shadowing impact on any adjacent open space areas and will not give rise to any adverse wind effects."*

**View loss:** *"Having inspected the site and its immediate surrounds we have formed the considered opinion that the proposed development will not give rise to any unacceptable view impacts from surrounding properties."*

**Over Development** *"... we have formed the considered opinion that most observers would not find the proposed development by virtue of its height and setbacks offensive, jarring or unsympathetic in a streetscape context ...."*

However we would contend these statements are incorrect and misleading as to the actual negative impact of the proposal.

We believe, however, that there will be unacceptable view loss at the Manly National Building (MNB) and loss of sun and significantly increased overshadowing for Whistler Street and Short Street Plaza businesses.

We opine that in the Manly National Building (MNB), four commercial lots on Level 5 and up to thirty six residential lots will entirely lose views. The new building will have a particularly major impact on some Level 5 offices and Level 6 studio residents who rely solely on their outlook to the Oval and district. View loss may reduce the value and rental income of these lots.

Short Street Plaza, a popular thoroughfare, has been refurbished recently by Council at significant expense, to create a green and vibrant open space. It will experience increased overshadowing. The sheer bulk of the new building with insufficient side offsets will create a cold wind tunnel effect in the Plaza, decreasing its attractiveness to residents and visitors alike.

The canyon effect created by a development of this size will significantly increase noise reflection and adversely impact all of the 160 residential lots of the MNB.

Girdlers, by now a very popular restaurant in the Plaza which has built on Council's upgrade of the area, is not mentioned in the Application but will expect less sun, more overshadowing, more wind and struggling grass.

The actual proposed height of the building, including the lift overrun and screened rooftop enclosure needs to be provided.

**Our recommendation for your consideration is as follows:**

- Any redevelopment should stay within the same size envelope as the current building (including any additional roof top structures such as solar panels, lift enclosure, airconditioning units etc).
- The floor space ratio should be 3:1 as per guidelines.