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**Sent:** 22/07/2019 8:09:09 PM  
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22/07/2019

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E401 / 8 The Corso ST  
Manly NSW 2095  
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**RE: DA2019/0645 - 26 Whistler Street MANLY NSW 2095**

Objection - DA2019/0645 - 26 Whistler Street Manly NSW 2095

I wish to strongly object to the proposed development at 26 Whistler Street Manly.

FSR Over the FSR

Allowed FSR 3:1

Applicants Calculation: 3.96:1 (32% over)

In addition, the carpark allocated on the ground floor should be included in the FSR calculation.

This would add an additional 570 sqm bringing the FSR to 4.5:1. (50% over)

The proposed ground floor carpark will add to the bulk and scale of the development.

Zoned B2 Local Centre

The proposed development does not comply with the minimum 25% commercial use.

The proposal does not encourage business activities, local services or future employment.

The ground floor parking does not encourage activation of the ground level with Whistler Street and Short Street Plaza.

A rare site of this size, presents an opportunity to reactivate this local centre of Manly and make use of the two frontages. Council, having recently refurbished the Short Street Plaza has an opportunity to invite and encourage good design with retail activity.

Design Excellence

There is no design excellence in the proposed design. No architectural merit. A ground floor carpark in the prime centre of Manly does not represent good design. No vertical or ground floor landscaping within a predominately concrete area. No retail activation. No mix use.