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**Sent:** 18/08/2019 3:02:43 PM  
**Subject:** DA2019/0645 Submission  
**Attachments:** Submission Letter DA2019 0645 28 Whistler Street Manly.docx;

For the attention of Claire Ryan

Dear Ms. Ryan,

Please see attached our objection to DA2019/0645 28 Whistler Street Manly.

We would ask that only our surname be listed when the submission is published on the Council Website.

Regards  
Evonne and Chilton Miles  
Owners  
637 Manly National Building  
Central Avenue  
Manly NSW 2095

August 18, 2019

Northern Beaches Council  
Attention: Claire Ryan

Re: **DA2019/0645** – 26 Whistler Street, Manly  
New - Demolition works, construction of a residential flat building and strata subdivision

Dear Ms. Ryan,

I wish to object to the proposed DA at 26 Whistler Street, Manly as outlined below.

The proposed building is significantly higher than the surrounding multi-storey buildings along Whistler Street. The proposed 8 storey building is not in keeping with the established building at 48-52 Sydney Road or the new building currently under construction on the corner of Sydney, Belgrave and Whistler Streets which are 5 storeys and 6 storeys respectively. It also exceeds the 25 metre height limit and this is without the plans providing the final height including the lift overrun and other roof structures.

In addition, the proposed floor space ratio of 3.96:1 is above the current ratio of 3:1

We believe an 8 storey building exceeds bulk, height and scale for the site.

As a result, the new building, will have the following impacts:

1. As the building does not have a stepped profile, or side setbacks which are wide enough to allow sunlight, the building will overshadow areas of Short Street Plaza and Whistler Street which currently enjoy periods of sunshine;
2. There will be a loss of sunlight to units in 48-52 Sydney Road and the commercial office space and residential studios in the Manly National Building;
3. There will be a loss of views for the commercial office space and studio apartments in the Manly National Building;
4. Create a canyon effect along Short Street Plaza which will reduce public amenity and enjoyment of one of the few areas of public space easily accessible to those who work, reside and visit this part of the business and retail area of the Manly CBD

In addition, the plans indicate there are air conditioning units (car park extractor fans?) behind a series of metal louvred screens running the length of the pedestrian lane between Whistler Street and Short Street Plaza. These will blow hot stale air onto pedestrians using the laneway.

The density of the site requires additional parking be provided and this requires a deeper excavation which may impact on the substation and surrounding buildings particularly if it is below the water table. As there is no report on the impact of the excavation on our building, we would request a Dilapidation Survey for the Manly National Building be undertaken as part of Council's assessment of the DA.

In principle, I do not object to the development of the site. However, a smaller building of 6 storeys with appropriate side setbacks along with a profile which would allow sun onto properties in Short Street Plaza and along Whistler Street and not require deeper excavation for the carpark, would be less contentious.

Regards,  
E and C Miles