
Sent: 21/08/2019 12:17:54 AM
Subject: (DA) for 26 Whistler Street (DA2019/0645).

10/08/2019

Dear Sir/ Madam,

I am writing to you with great concern and distress as I will be one of the units affected by the shadowing of the proposed new build in place of the old building.

I object whole heartedly for the following reasons:

- This is a substantial increase on the existing building envelope.
- Any redevelopment should stay the same size as the current building.
- The new building should be built only to level 5 or 6.
- The floor space ratio should be 3:1.
- The development proposal has little regard for the amenity of neighbouring residents and businesses.
- Doubling the height of the current apartment block and building over almost the full width of the site is excessive and will have adverse effects on neighbouring residents, businesses and visitors.
- There will be loss of views for many MNB apartments, and, although unlikely, the MNB structure might be impacted.
- The bulk and scale of the redevelopment of 26 Short Street proposed is excessive and will cause overshadowing in Whistler Street, Short Street Plaza and view loss in the Manly National Building. This is unacceptable. A lower building with greater side setbacks would minimise these impacts.
- The actual proposed height of the building, including the lift overrun and screened rooftop enclosure needs to be provided.
- The Applicant needs to assess and report the adverse impacts (overshadowing, loss of sunlight, wind tunnel and view losses) on Whistler Street, Short Street Plaza and the Manly National Building.
- Short Street Plaza will be the worse off should this development application be approved (overshadowing, windy, grassed area and plants will not flourish).
- It is estimate that many MNB apartments and offices will lose sun and views. The sense of space afforded to residents overlooking Ivanhoe Park and Manly Oval will be great. View loss may
- *Demolition and excavation may cause movement/settlement of sands beneath adjoining buildings because of:*

Vibration

Excavation depths between 2.8m and 3.3m below the surface level

Breaching the watertable:

- I question the need to excavate for a carpark as there is to be carparking on the ground floor level as well. If there were fewer apartments there would be no need for as many carparking spaces.
- I am concerned about possible impacts of the proposed demolition and excavation on adjoining buildings, including the Manly National Building. Breaching the watertable may result in movement of the footings of adjoining buildings.

- It is suggested a Dilapidation Survey of the Manly National Building to be undertaken by the Developer prior to demolition in case there is structural damage.

Thank you for this consideration

Karen Hayes

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Cheers

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