
Sent: 12/08/2019 5:54:13 PM
Subject: Objections to DA2019/0645 - 26 Whistler St Manly

Hello

I wish to lodge my objection to the development at 26 Whistler Street Manly.

I am concerned about several impacts:

- The proposed height will block views and sunlight for MNB offices and units
- The actual full height with roof and lift additions has not been clarified.
- The current maximum height of 25m will be exceeded
- 3.96:1 floor space ratio is not standard
- Wind tunnel effect in Short St Plaza and Girdlers café
- Shadow from the building will darken Short St Plaza, after a recent revamp by Council, which made it a pleasant area and green space for kids to play; now, it will be cold and windy and grass growth may be jeopardised, making it very unappealing for Girdlers café customers and people who use the plaza as a thoroughfare
- Shadow from the building will darken Whistler St cafes
- Level 6 studios will lose views and property value
- This development is an overdevelopment.

I request these considerations:

- True height with lift overrun and roof enclosure must be revealed
- Expansion should be scaled back to current size or max 5 levels
- 25m max height limit must be enforced
- 3:1 floor space ratio standards must be enforced
- Greater side setbacks
- Developer should be required to undertake Delapidation Surveys for the Manly National Building including Girdlers Cafe
- No underground carpark as fewer units should be approved

Please do not include my contact details on the website.

Thank you,

Louise Goldsbury
MNB Resident
Lot Owner