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**Sent:** 3/08/2019 6:12:22 PM  
**Subject:** DA2019/0645  
**Attachments:** 01-Objection-DA20190645-ATA.docx;

**Att:** Claire Ryan – Principal Planner.

**Re:** Objection to DA2019/0645

**Dear Ms. Ryan,**

Will you kindly accept the attached Objection.

*With Compliments* **Ashley Talbot.**

**Ashley Talbot Architect** *M-K 'Growth' Buildings*  
[talarch@bigpond.com](mailto:talarch@bigpond.com)  
02 89669155 - 0419 615 919

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Attention: Claire Ryan ( Principal Planner – Manly Council).

Dear Ms Ryan,

I wish to object to this Proposed Development, for 2 reasons:

- 1 I am a local Resident who regularly uses - daily - the Short Street Mall; and am an
- 2 Unwilling Neighbour with a Business Office on Level 5 of the Manly National Building.

**Core Objection:**

The Mall will lose its 'sense of place and purpose' and after so many years of being a non-descript and uninviting thoroughfare, especially at night, it now 'runs the risk' of being returned to its previous state by what I see to be a New Development Proposal seeking D.A. Consent, yet which, in my reading of the Applicant's Submission, appears to have overlooked many formative and aspirational Objectives of the:

- **Manly Town Centre Urban Design Guidelines 2002 and Manly LEP 2013;**

which I believe do apply to this Proposal.

**For Example:**

- |   |                   |                          |
|---|-------------------|--------------------------|
| 1 | DESIGN GUIDELINES | 3.2.5 Short Street Area. |
|---|-------------------|--------------------------|

**3.2.5.1 General Area issues / character:**

- *'The potential of the open space is overwhelmed by the scale of the adjoining buildings .....*
- *'Newer large developments ... have a scale and bulk out character with the existing smaller buildings of Short Street'*

These refer to an undesirable precedent ie: to the existing and unwanted imposition of current Buildings upon the Pedestrian Mall.

I submit that the Proposal will also have a 'bulk and scale' which will visually and physically overwhelm the 'sense of peaceful Community interaction' within the Mall and particularly about the Proposal's location; and will therefore be 'out of character' and context with the Short Street Mall as a respite area.

**3.2.5.2 Area Guidelines - a) Heritage:**

- *'New development should complement the scale and bulk of these buildings.*

This refers to the Buildings at the southern end of Short Street, in Sydney Road.

As the Proposal appears to complement the Manly National Building - not the above - I refer to 3.2.5.2 - f) - *Building height, form and scale* - which states as an unambiguous design objective:

- *The large scale buildings in Short Street are inappropriate & should never be repeated'.*

**3.2.5.2 Area Guidelines - d) Uses:**

- *'Encourage active retail street level uses and commercial activity'.*

The Proposal is demonstratively not designed to provide this activity - no Ground Level Shops - so much so that it has overlooked this requirement and its design opportunity by substituting Car park for Retail Space.

The Design Guide is again unambiguous and emphatic in 3.2.5.2 - e) **Street Frontage:**

- *'Street frontages on the mall are required to have shop fronts'.*

**In conclusion**, may I make these suggestions for Council's consideration:

- 1 The Proposal's Ground Level Car park be replaced by Retail Space opening to the Mall as well as, where practicable, to the Short Street / Whistler Street Alleyway; and
- 2 If that does not occur, the above-ground Car park Area is included in FSA, thereby reducing the Proposal's Bulk and Scale by removal of Residential Floor Area and/or by recessing Upper Floor(s) back from the Mall, which will assist in preserving ( our ) Pedestrians' sense of 'open sky and space'.

Thank you for your consideration.

**Yours Faithfully** Ashley Talbot ( Suite 6 Level 5 Manly National Bldg: 0419 615 919 ).