
Sent: 25/10/2019 6:06:26 PM
Subject: Online Submission

25/10/2019

MR Stephen pirovic
1 / 11a Lauderdale AVE
Fairlight NSW 2094
stephen.pirovic@gmail.com

RE: DA2019/0997 - 50 East Esplanade MANLY NSW 2095

For the attention of
Daniel Milliken
Planning Officer
Northern Beaches Council

Dear Mr Milliken,

DA 2019/0997
Demolition works and construction of a commercial building and lot consolidation
6 The Corso, 50 East Esplanade & 46-48 East Esplanade Manly.

I write with regards the highly detailed, thorough and well planned development application (above).
After examining the plans and from knowing the site well enough, I wish to offer my support to the proposal, for the reasons below.

Recent development applications have focused on larger-scale residential developments, further impacting parking availability and Manly's road network. Commercial use, which encourages workers via public transport, is a more suitable category of use.

This development is In line with Manly's Destination Management Plan, which seeks to increase commercial space and workers in the CBD.

The overall design is sympathetic to the area and is a well planned expansion of space.

The beautiful heritage façade restoration adds to the history of Manly and is in keeping with the current streetscape. The set-back upper floors look to be designed well, so as not to be visible from the Corso.

The new walkthrough arcade is a great addition to the southern side of the Corso, which enables the element of self-exploration and discovery for the people of Manly.

There is seemingly little variation to the original DA which, has previously been approved after lengthy alterations to satisfy the community.

The building height is actually below that of the majority of surrounding properties, and is not overwhelming for the area.

The added light wells, void and atriums show that the owners are designing a positive workspace, not just maximizing rentable floor space.

The superficial updates to the terraces at 46-48 East Esplanade is a great addition to the plan, in an area that is currently presenting poorly.

I believe this development will have a positive impact on Manly businesses as well as help the local government area, and its members of its greater community.

Sincerely,

Stephen Pirovic