



15 August 2022

General Manager
Northern Beaches Council
1 Belgrave Street
Manly 2095

Dear Sir,

**SP 63767 – 11 to 25 WENTWORTH STREET MANLY
34 SOUTH STEYNE DA**

As the Strata Manager for the Building the Strata Committee has asked me to lodge their objection to the proposed development at 34 South Steyne on behalf of the Owners Corporation.

There main concerns are:

- Loss of view for all units facing onto Rialto Lane, particularly those on levels 6, 7 and 8 due to the 10 metre height limit being exceeded by approximately 4 metres.
- The closure of Rialto Lane from time to time to allow large trucks to access the site to load and unload.
- The location of the crane which will swing right to the corner of the Peninsula. The Strata Committee has not had any contact regarding a Crane Airspace Licence.
- The management of dust etc and noise from the excavation.
- The issue of correctly dealing with the water table de-stabilizing the construction site and the Peninsula building. There have been instances where adjoining building have been completely de-stabilised by the construction of adjoining buildings near the sea and water flowing in.

Could you please confirm the objection has been received and will be considered.

Yours faithfully

Glenn Smees
Strata Manager

