
From: GREG BROWN
Sent: 26/08/2023 12:35:53 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: MOD2023/0397 SUBMISSION
Attachments: Mod2023 0397.docx;

Please find attached our submission document.

Kind Regards,

A handwritten signature in dark ink, appearing to read 'Greg', is written over the printed name 'GREG BROWN'. The signature is stylized with a large, sweeping 'G' and a long horizontal stroke extending to the right.

GREG BROWN





PACIFIC WAVES RESIDENTIAL COMPLEX
STRATA PLAN 61139
9-15 CENTRAL AVENUE MANLY 2095
OFFICE OF THE STRATA COMMITTEE CHAIR
Email [REDACTED]



Northern Beaches Council,
PO Box 82 Manly 2095

Mod 2023/0397 DP 1280856 42 North Steyne & 75 The Corso Manly

SUBMISSION

I write in my capacity as Chair of Strata Plan 61139.

Amongst the documents available to view on Council's planning webpage is the **Demolition Plan**, in particular **Ground Level-Demolition Plan**.

Contained in this document is reference to changes to the surface of Henrietta Lane in front of the rear of 42 North Steyne. The textual reference is *"Remove paving as required to raise floor levels. Extent of works subject to Section 138 & 139 of the Roads Act approval."*

Our concern is that any raising of the roadway levels may create a hazard to the Easement entrance and the loading dock entrance.

Given the volume of rain water which accumulates in the area of the adjacent drain (which does not function properly because of incorrect road gutter levels) we are concerned with potential flooding of our premises and note that the Council car park may be impacted as well.

GREG BROWN
Chair SP61139
25/08/2023