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**Sent:** 20/01/2022 10:16:59 PM  
**Subject:** OBJECTION SUBMISSION TO DA2021/2257

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ATTENTION: MAXWELL DUNCAN

Re: Development Assessment  
Notice of Proposed Development DA2021/2257 (42 North Steyne and 75 The Corso Manly)

I would like to object to the above mentioned development for the following reasons.

The DA breaches conservation height limits. Which will set a precedent that every other building in Manly that is constrained by height limits in the conservation area can and will be granted permission to build upwards,

The development seeks to join the Heritage lot (1910 cafe strip) with 42 North Steyne to develop into new apartments. This exceeds the height limits of the protected Manly conservation area and to dismantle and destroy one of the 3 heritage lots that make up the full heritage site of The Steyne Hotem (75 The /corso). These are both breaches to Northern Beaches planning regulations.

Excessive breach of Floor Space Ration(FSR) within the Many Conservation area and contravenes the development standard. the proposal is a major change and impacts on the density of the Manly Conservation zone which must be protected. FSR changes to the conservation zone will set a precedent for the entire area leading to overdevelopment of Manly.

I object to the demolition of a heritage site: the Cafe lot within 75 the Corso (The Steyne Hotel). The Cafe lot includes both a heritage facade and the historical/heritage Blackets Bar.

I Object to the Subdivision of a heritage site.

We have 3 units in the Pacific Waves building, Central Ave, Manly. Our carpark is accessed from Henrietta Lane. If this development is approved there will be access issues to the carpark during the construction period which is estimated to be 2 -3 years. At the moment it is Kaos with deliveries and garbage trucks using it.

We have tenants who work from home. The excessive noise will drastically impact their working efficiency and piece and quiet. This could cause our property to be vacant for a long period of time.

Regards,

Vic & Sharon Parker  
45 Ingleside Road  
INGLESIDE, 2101