
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

16/01/2022

MR Steven MacDonald
18 Montpelier PL
Manly NSW 2095
[REDACTED]

RE: DA2021/2257 - 75 The Corso MANLY NSW 2095

I own a property in Pacific Waves, Unit 702 9 to 15 Central Avenue Manly.

I wish to object to the proposed development described in DA2021/2257 on the following grounds:

- 1) The proposed construction is far too intrusive for the area and provides far too much risk to surrounding buildings, residences and heritage sites.
- 2) Manly LEP & Heritage Conservation height limits breach. Significant impact to the future of Manly heritage conservation zone. If this one application is approved it sets a precedent for all buildings within the heritage conservation area to increase heights impacting the entire face of Manly forever.
- 3) Excessive breach of the Floor Space Ratio (FSR) within the Manly 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.
- 4) Objection to the demolition of a heritage site: The Café lot within 75 The Corso (The Steyne Hotel). The café lot includes both a heritage façade and the historical /heritage Blackets Bar.
- 5) Objection to the Subdivision of a heritage site
- 6) Land & Environment Court (L&EC) conditions exist for the top floor of 42 North Steyne; a building that already breaches the Manly area height limits. Changes cannot be made to the floor space, height and materials of build as per L&EC conditions: Barecall Pty Ltd V Manly Council Appeal No.10571 of 2006. The stringent conditions of the L&EC ruling are to protect the view corridors from the surrounding Pacific Waves units.

Please keep me informed of the progress or otherwise of this development application.

Regards
Steven MacDonald
18 Montpelier Place, Manly
[REDACTED]