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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 7/12/2022 1:55:27 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

07/12/2022

MR Graham Murray  
12 / 2 Denison ST  
Manly NSW 2095  
[REDACTED]

**RE: DA2022/1910 - 61 North Steyne MANLY NSW 2095**

Dear Sir/Madam

I write with a serious concern for the traffic flow in Denison Street should the DA proceed as proposed.

Denison Street is the main outlet for traffic flowing East from Francis Lane, St Mary's School, Whistler St. and Pittwater Road.

1. There is already serious congestion at school arriving and leaving time
2. Existing developments in North Steyne between Denison and Raglan, including the Manly Pacific Hotel all use Francis Lane to exit onto Denison
3. Trident Carpark uses Denison Street for their 50+ resident to exit.
4. On Rubbish Day (Wednesday morning) it all comes to a standstill in Denison.

The proposed development has 2 floors of car parking with an elevator between floors. Based on normal servicing and usage we can expect that it will NOT function for 5-10% of the peak times. This will seriously effect the flow of traffic and frustration of all users listed above.

The solution is to require the Developer to restrict the car park to ONE (expanded) level and restrict the DA to FOUR levels of dwellings.

This will also assist Council and potential Owners with the Water table, Flooding and Fire risks.