
Sent: 21/08/2023 10:58:20 AM
Subject: Northern Beaches Council Application DA2022-1164 - Unit 633
Attachments: Northern Beaches Council Application DA2022-1164 - Unit 633.pdf;

Unit 633
25 Wentworth Street
Manly. NSW. 2095
21 August, 2030

Northern Beaches Council
Re DA 2022/1164

Dear Sir,

I wish to lodge an objection to the proposed Amended Development Application for 34-35 South Steyne, Manly.

I am owner and resident of Apartment 633, 25 Wentworth Street, Manly and will be severely impacted by the proposed development. I have owned and lived in my apartment for thirteen years and bought my apartment with the expectation that the Council would ensure that all height restrictions and requirements would be enforced.

- I will lose a considerable portion of my view and outlook if the development is approved as it is proposed, even though there is some change to the plan. The current DA application will exceed the normal ten metre height restriction by a considerable distance. The front of the building still severely obstructs my view.
- I believe that the planned construction zone will be untenable under the existing condition in Rialto Lane, which is at the rear of the proposed building. Rialto Lane was designed as a service lane. Coles trucks unload at their loading bay and proceed around the lane. Garbage and waste trucks constantly empty rubbish and waste from properties adjoining the lane. Since the Council installed bollards along the laneway, traffic and conditions have been difficult for anyone using the laneway and there are often stoppages and obstructions due to large trucks and smaller trucks parking and navigating the laneway. My car is parked in a carpark on Rialto Lane and there is no other entrance or exit other than Rialto Lane. Entry and egress from our car park will be severely impacted by the proposed construction zone. There is not enough space for the proposed construction zone to take up space in Rialto Lane and for the extraordinarily high level of truck, car and foot traffic to be viable.
- I am very concerned about the excavation of such a large and deep area so close to the waterfront. Water is already an issue in the Council owned carparks underneath our building and requires constant monitoring and pumping. I would like to be assured that there will be no structural issues for our building as a result of this excavation.
- I am very concerned about a large crane swing around beside my balcony and would like to be reassured that it will not come close to my balcony.
- I am also very concerned about the demolition and waste removal. As previously mentioned, Rialto Lane is an extremely congested laneway already and large numbers of trucks removing excavation and demolition materials will cause considerable disruption to the laneway and even more considerable discomfort to all the residents.
- I can only imagine, having looked at the current Amended DA plans, that even more subsequent alterations to the DA may later appear and that a proposed nightclub, equipped with roof garden

may well emerge.

Please consider my objections. I am a very long-term resident of Manly. I value living in Manly and I have always imagined that the Council values having residents in Manly. If this sort of development proceeds as planned then residential living in Manly will be severely impeded for our whole building.

Yours faithfully

Rosemary Barbara Dawson

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21 August, 2030

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Re DA 2022/1164

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