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Subject: Online Submission

02/10/2019

MR Malcolm Crane
E502 / 8-28 The Corso ST
Manly NSW 2095
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RE: DA2019/0997 - 50 East Esplanade MANLY NSW 2095

re: DA2019/0997 6 The Corso, 46-48 & 50 East Esplanade

Dear Sir/Madam,

I have a few issues to raise / objections to lodge regarding the proposed development. I own and live in apartment E502/8-28 The Corso and I see this development impacting negatively in a number of ways on life in 8-28 The Corso.

1. Due to the non-height compliant nature of the 4th floor of the proposed development leading out to East Esplanade I will lose my views of the iconic Manly Wharf and ferries.

2. The non-height compliant 4th floor of the proposed development over 6 The Corso represents a significant increase in the bulk of building adjacent to my terrace. The proposed AC/plant enclosure has a height of 24.25m, far exceeding the 15m height in clause 4.3 of MLEP 2013, and would introduce banks of potentially noisy and hot air releasing A/C units at eye level to my terrace.

Looking at the proposed plans for this part of the development it is noted that the 1st, 2nd and 3rd floors all have a height of 3.3metres, whilst the proposed 4th floor has a height of 3.8m. Reducing the height of the 4th floor to 3.3m to match the lower floors would help in reducing the overall height.

3. There appears to be no set-back where the 4th floor adjoins 8-28 The Corso. The proposed roofline height of 21.63m and no set-back will significantly reduce natural sunlight and impart a loss of outlook for 8 apartments in 8-28 The Corso, being units C101, C201, C214, E204, C301, C302, E304, C401 and E404
It will create a significant sense of enclosure for these units.

4. I strenuously object to point 7.3 in the Construction Methodology where the proposed working hours are 7am - 6pm Mon/Fri, and 7pm - 5pm Sat.
Councils approved hours for construction sites are 7am - 5pm Mon/Fri and 8am-1pm Sat. It is totally unreasonable to attempt to work outside those hours.

5. I have serious concern about the proposed removal of 140+ sheets of asbestos currently on the roof of 6 The Corso. Wind drift could be catastrophic for not only the terraces of 8-28 The Corso but also pedestrian traffic on the Corso.

6. There is insufficient detail regarding how demolition material will be removed and building material supplied to the site. Plans in Appendix 1 Site Establishment indicate access via a sliding gate in a hoarding in front of 6 The Corso that is only metres away from the entrance to

8-28 The Corso. The disruption to pedestrian traffic and access to our building will be severely impacted.

7. The proposal of establishing a loading zone on the Corso (entrance Belgrave, exit Whistler) to service the development on completion is disturbing.

From a safety perspective allowing trucks and vans onto the Corso seems ludicrous, especially in today's world where councils are erecting barricades to ensure the safety of pedestrians from possible attack.

Kind Regards,

Malcolm Crane