
From: VIC. & DIANE
Sent: 25/01/2022 12:44:13 PM
To: Council Northernbeaches Mailbox
Subject: Objection submission to DA 2021/2257

ATTN: Maxwell Duncan
Northern Beaches Council
By email: council@northernbeaches.nsw.gov.au

Dear Sir,

Re: Objection submission to DA 2021/2257

We refer to the DA 2021/2257 submitted to Council for 42 North Steyne & 75 The Corso MANLY.

We live in apartment 804 at Pacific Waves complex 9-15 Central Avenue, Manly. We also own apartments 405B & 306A

We oppose the proposed development on the following grounds:

1. Manly LEP & Heritage Conservation height limits breach– Immediate major impact to Pacific Waves owners: Significant view loss. 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.
2. The excessive breach of the Floor Space Ratio (FSR) within the Manly Conservation area and contravenes the development standard. This DA report falsely claims the proposed FSR should be accepted because it “provides only a minor and subtle change” – this is a fabrication; it 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.
3. Demolition of a heritage sites: The Café lot within 75 The Corso (The Steyne Hotel). The café lot includes both a heritage façade and the historical /heritage Blackets Bar which was constructed in 1910 before being adjoined to The Steyne hotel in 1936. Blackets bar is on the top (2nd) floor of the café lot and was named so after Edmund Thomas Blacket the Australian architect known not only for The Steyne Hotel design but also University of Sydney and St. Andrews Cathedral, Sydney. This heritage building must be protected and not demolished or built upon.
4. Subdivision of a heritage site – Significant heritage within 75 The Corso including the Café lot which has historical heritage façade and heritage Blackets Bar on the top floor.
5. Construction vibration is noted that is poses a risk to all surrounding buildings and will ONLY be managed ‘by complaints’. This construction is far too intrusive for the area and provides far too much risk to surrounding buildings, residences and heritage sites. Such works should not be approved.
6. The scope of the construction process is so extensive with vibration, excavation, hundreds of truck movements, cement trucks (over 150) estimated plus cranes; the dust, dirt and noise will heavily impact all surrounding residences and businesses for a number of years. Local residents should not have to endure such an impact on their amenity.
7. Construction of 16 new parking spaces is excessive for the build and will further impact on the traffic within Henrietta Lane. More traffic even closer to the Guardian Childcare Centre will be more hazardous and a greater impact to surrounding residences.
8. Construction access with upwards of 150 vehicles, regular road closures, mobile cranes situated within the lane will all impact residence and business accessibility. This lane is to be kept clear for emergency services; this is already not being controlled or upheld and must be addressed; further impact to this laneway cannot block emergency services access.
9. Property devaluation across the entire Pacific Waves building, 124 units. Median values across the complex will reduce due to the significant view loss across beachfront and southern end units.
10. Impacts of construction including excavations, underpinning and vibrations will impact the entire Pacific Waves Building for many years. Another reason to not demolish heritage sites, demolish heritage dividing walls and not excavate to create more unnecessary parking spaces.
11. The building and construction report suggests: “Rear driveway of hotel property directly west of Site C existing basement ramp shown on right side could potentially be used as a standing or turn-around bay for

construction vehicles, including concrete trucks or flat-bed trucks in conjunction with at-grade access to loading dock of the existing 42 North Steyne building. This is subject to confirmation". This driveway is the property of Pacific Waves. PW provide an easement for vehicles passing. It cannot be used for standing or turn-around bay for construction vehicles. There is a very strict weight limit because of the Northern Beaches Council Car Park that resides underneath – there is no suitable area for construction vehicles to access this site.

12. Basement car park exhaust fumes to discharge at the roof level and impact all surrounding residences. This is also a major impact to surrounding residences with no thought given for neighbours who will have to now choke on exhaust fumes.
13. Multiple units in Pacific Waves will suffer view loss including significant view loss of landmark: Shelly Beach
14. 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. No changes can be made to the floor space, height and materials of build. The top floor of this building cannot be altered 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.
15. New lifts will create lift overruns also above building height causing even more view loss and impact to surrounding residences. The DA fails to show the heights of these lift overruns in the plans.

Mr & Mrs Westacott

804/9-15 Central Avenue, Manly NSW 2095

