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**From:** James Lloyd  
**Sent:** 18/08/2023 11:00:26 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Objection DA 2022/1164 34 South Steyne  
**Attachments:** NBCouncilObject18.8.23.docx;

Attention: Alex Keller

Dear Sir,

We attach our Objection to the Amended Plans for the DA2022/1164.

Regards

JEM & SJ Lloyd

733/25 Wentworth Street  
MANLY NSW 2095

Apartment 733  
25 Wentworth Street  
MANLY NSW 2095

18 August 2023

The General Manager  
Northern Beaches Council  
725 Pittwater Road  
DEE WHY NSW 2099

Dear Sir,

**DA 2022/1164**

We wish to make a strong objection to the above Development Application for the development at 34-35 South Steyne, Manly. This is in response to the Amended Application lodged on 11 August and is supplementary to my original Objection dated 16 August 2022.

Our objection is based on the following points.

1. The Notice of Proposed Amended Development is dated 11 August 2023 and was delivered by post. Submissions close on 31 August 2023 which is a bare 20 days and thus does not take into account the time that Australia Post takes to deliver mail. Such a proposed major development should be open for public scrutiny for a far longer period than 20 days.
2. The development far exceeds the normal height limit of 10 metres. When we bought our apartment some years ago, we assumed that The Council (then Manly Council) would adhere to their own regulations and not permit building development to exceed 10 metres. This current development exceeds this 10 metre limit and there is no valid reason why Northern Beaches Council should not keep to their own regulations in this case.
3. The view from our apartment in the Peninsula building towards the beach in front of our Apartment will be restricted by the new development notwithstanding the amended plans because the 10 metre height limit is being exceeded. This severely impacts on the value of our apartment and many other apartments in the building. The photos supplied with the Amended Application show the extent to which our view will be impeded so that our present view of the beach in front is gone.
4. The development plan includes a roof garden on the roof yet there are no plans for residential space in the building. The use of that garden can severely make unwanted noise if it is used at night time by commercial or retail tenants.

5. The Construction Management Plan attached by the Lord Group in the original Application wishes to use Rialto Lane as the main access to the site. This Lane is presently used by large trucks servicing Coles and garbage trucks. Already these vehicles have difficulty in turning the corner near the development site especially now when there are vehicles parked in the nearby Loading Zone. If there are construction vehicles stopped in Rialto Lane, it will be impossible for the current vehicle access to be maintained.
6. In addition to those vehicles mentioned in 5. Above, Rialto Lane is also the access for a car park in the Peninsula Building where our cars are parked. We should be allowed complete free access at all times to drive down Rialto Lane and on to Wentworth Street. Traffic control personnel will not solve this situation as there would still be considerable delay while construction vehicles load and unload. All vehicles relating to the demolition and construction should be situated on the building site and not permitted to park at all in Rialto Lane.
7. The Construction Management Plan incorporates a crane and its arc will swing over the Peninsula building and in particular our patio. This is completely unacceptable and if there has to be a crane, its arc should be maintained over the building site only and not over Rialto Lane and certainly not over our building.
8. In the Construction Management Plan, we have not seen any effort to mitigate the considerable dust and noise that will be generated by the demolition. Procedures must be put in place to eliminate these as much as possible. Also, any trucks accessing the site will make noise and exhaust fumes directly under our apartment and these should be eliminated. If trucks are confined to the building site only, it will assist in this regard.
9. The excavation of this development will be well below the prevailing water table and thus the excavated site will quickly fill with water unless there is constant pumping. If pumps are to be employed 24 hours a day every day, they should not generate noise sufficient to disturb the amenity of our apartment.

In conclusion we urge you to consider our objection, particularly conforming to the regulated height limit of 10 metres and the free flow of traffic and use of Rialto Lane by construction vehicles. Such vehicles and construction material should be kept on the construction site and not be allowed to park or infringe on to Rialto Lane.

Yours sincerely,

J E M & S J Lloyd