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To: DA Submission Mailbox
Subject: Online Submission

12/01/2022

MR Nicholas Hogarth
407A / 9 - 15 Central AVE
Manly NSW 2095
[REDACTED]

RE: DA2021/2257 - 75 The Corso MANLY NSW 2095

Dear Sir/Madam,

I own apartment 407A in the Pacific Waves complex and live in that apartment. I wish to object in the strongest possible terms to this proposed development. There are many reasons why this development should not be allowed:

All 124 apartments within the Pacific Waves complex would suffer a dramatic decline in value if it was to proceed. This is because, while not all apartments in the complex have views that would be affected, the devaluation of those that do will negatively affect all other properties in that same complex as prospective buyers use 'recent sales in a building' specifically to form their opinion on the value of a property.

Henrietta Lane would be the main construction thoroughfare during the construction period which is estimated to be 2-3 years. This is a narrow lane with no appropriate turning circle and therefore completely unsuitable for this. The armada of construction vehicles using it would result in it often be blocked/closed during the entire construction period. The only entrance and exit point to the car park for Pacific Waves residents is via this lane. It also services a number of other buildings including the Hum apartments at 17 Central Avenue, the Allegra building at 21 Central Avenue and the Guardian Childcare facility at 4 Sydney Road. All owners and/or workers in these buildings would be detrimentally affected for a very extended period.

All 124 Pacific Waves apartments would be impacted by extreme noise pollution and vibration during the construction period of such a major project. The adverse health impact of such noise and vibration has been well documented. Furthermore, my employer requires that I work from home, regardless of Covid. This construction noise and vibration would make that impossible. The noise, dirt and pollution from the construction would also prevent us enjoying our balconies which is a key lifestyle feature of our building.

The very extensive excavation works involved in the development could also cause significant problems to the foundations of the Pacific Waves building.

Apart from the direct impact that this development would have on Pacific Waves residents, including myself, there are a number of very serious planning issues associated with it which need to be taken into account when assessing this DA. It contains a number of conservation area height breaches within it. If approved, it would set a dangerous precedent which could potentially enable every other building in Manly currently constrained by the height limits of the conservation area to apply for and be granted permission to build upwards and breach conservation height limits. The face and charm of Manly would be changed forever and the pathway set for Manly to become the next Surfers Paradise.

There would be a further breach of height limits when lift overruns for proposed new lifts are

taken into account. The DA fails to show the heights of these lift overruns in the plans. Furthermore, Land & Environment Court (L&EC) conditions exist for the top floor of 42 North Steyne. They stipulate that no changes can be made to the floor space, height and materials of build. These arose from Barecall Pty Ltd vs Manly Council Appeal No.10571 of 2006. These stringent conditions are to protect the view corridors from the Pacific Waves complex. The proposed development violates these conditions.

The development also seeks a further breach of the Northern Beaches planning regulations with the dismantling and destruction of one of the 3 heritage lots that make up the full heritage site of The Steyne Hotel (75 The Corso).

The Council's own Design and Sustainability Advisory Panel in their report dated 16 December 2021 does not even support this proposal, highlighting the proposed breaches of height and Floor Space Ratio (FSR) controls.

As you can see, there are a multitude of reasons as to why this DA should be rejected. I trust that Council will therefore act responsibly in preserving Manly's heritage and reject the DA application.

Regards,

Nick Hogarth