
From: Tim Chiu
Sent: 11/01/2022 10:06:14 AM
To: Council Northernbeaches Mailbox
Subject: OBJECTION SUBMSSION TO DA2021/2257
Attachments: OBJECTION SUBMSSION TO DA2021 and 2257.pdf;

To: Northern Beaches Council

Attention: Mr. Maxwell Duncan

From: Tim CM Chiu & Angela Chiu

Contact Address: 31 Medusa Street, Mosman, NSW 2088

Date: January 11, 2022

Dear Mr. Duncan,

RE: OBJECTION SUBMSSION TO DA2021/2257

Attached please find our formal objection letter to DA2021/2257.

Thank you for your attention to this matter.

Tim CM Chiu & Angela Chiu

To: Northern Beaches Council
Attention: Mr. Maxwell Duncan
From: Tim CM Chiu & Angela Chiu
Contact Address: 31 Medusa Street, Mosman, NSW 2088
Date: January 11, 2022

Dear Mr. Duncan,

RE: OBJECTION SUBMISSION TO DA2021/2257

We are the joint owners of Unit 705 of the Pacific Waves located on 9-15 Central Ave, Manly NSW 2095. We intend to move into the property in couple of years' times.

We object to DA2021/2257 because of the following reasons:

- DA2021/2257 has seriously breached Manly LEP & Heritage Conservation height limits. Disregard of any claimed economic benefits of this development, there should not be any allowance for breaching height limits under the current zoning restrictions.
- DA2021/2257 incurs a serious breach of the Floor Space Ratio (FSR) within the Manly Conservation area and contravenes the development standard. We request the council to investigate this closely and make sure no such breach is allowed.
- The modification of the Steyne Hotel is part of DA2021/2257. The Steyne Hotel has a heritage conservation order and must be protected and not be modified. The Café lot within The Steyne Hotel includes both a heritage façade and the historical heritage Blacket's Bar. This heritage building must be protected and not demolished or modified.
- The extension of 42 North Steyne is part of DA2021/2257. Please note that Land & Environment Court (L&EC) conditions exist for the top floor of 42 North Steyne which is a building that has already breached the relevant zone height limits. Please also refer to Barecall Pty Ltd V Manly Council Appeal No.10571 of 2006 that the top floor of 42 North Steyne cannot be altered as per L&EC conditions. We request council to take note of the above precedence and not allowing the further breaching of the previous breached height limit.

Thank you

Tim CM Chiu & Angela Chiu