

NORTHERN
BEACHES
COUNCIL

27 JAN 2022

MANLY CUSTOMER SERVICE
RECEIVED

Signature *IM*

Attn: Planner Maxwell Duncan
Northern Beaches Council
PO Box 82
Manly NSW 1655

Mr I Kaye
18 Sedgemoor Road
1 Summer Place
Camps Bay 8005
Cape Town South Africa

25th January 2022

OBJECTION SUBMISSION: DA2021/2257

Lot 1 DP 1034722 and Lot 100, Lot 101 & Lot 102 DP 1069144, 42 North Steyne and 75 The Corso Manly.

Dear Mr Duncan,

Objection to the development application DA2021/2257

I am the owner of 2 units in Pacific Waves: 506 & 606. Both units are featured in the application's View Impact Study report as two of the most severely impacted units in the building if this development were to be approved.

The view loss comes from both the breach of Manly LEP & Heritage Conservation height limits, the major breach of the FSR limits and the demolition of a heritage building. As well as a major impact to my units both from an outlook and value perspective, if approved it would set irreversible precedents across the Manly conservation area for height limits, density and demolition of heritage sites. The face of Manly will be changed forever.

In addition to the legal breaches that this application proposes for The Steyne Hotel, the application makes no mention of the Land and Environment Court conditions pertaining to the top floor of 42 North Steyne. Ref 10572 of 2006 which among the conditions clearly states that there are no changes or alterations allowed to the top floor including the envelope of the floor space and build materials. This is permanent height limit, area size and position on the site which council does not have authority to change.

The following are my objections:

- Manly LEP & Heritage Conservation height limits breach. Significant impact to view outlook and value of my 2 units a drastic impact to the future of Manly heritage conservation zone.
- Excessive breach of the Floor Space Ratio (FSR) within the Manly Conservation area and majorly contravenes the development standard. The proposal is a major change and impacts on the density of the Manly Conservation zone which must be protected.
- The demolition and subdivision of a heritage site: The Café lot within 75 The Corso (The Steyne Hotel). The café lot includes both a heritage façade and the historical /heritage Blackets Bar.
- Land & Environment Court (L&EC) (Barecall Pty Ltd V Manly Council Appeal No.10571 of

2006) conditions exist for the top floor of 42 North Steyne; a building that already breaches the Manly area height limits. The stringent conditions of the L&EC ruling are to protect the view corridors from the surrounding Pacific Waves units.

- 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; they (along with many other edits to The Steyne Hotel) fail to be detailed.
- Introduction of a new back entrance to The Steyne Hotel in Henrietta Lane which will cause even more noise and nuisance from hotel patrons; severely impacting residences.
- Removal of the 24/7 public access walkway through 42 North Steyne which was an original council condition of the ground floor build of 42 North Steyne.
- Noise, vibration, dirt and pollution impacts; all estimated to be top of the acceptable range; we can't live with these levels of major disturbance for up to 3 years.
- 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 and cannot be blocked by any construction vehicles at any time.
- Construction vibration impact to the Pacific Waves building and other surrounding buildings which include heritage and the Northern Beaches underground car park.
- More parking spaces introduces more excessive traffic problems in an already overcrowded laneway. The recent opening of Guardian Childcare sees more children at risk from traffic accidents in this laneway.

This development not only impacts the lives and amenities of Pacific Waves owners and residents, but also has a major impact to the future of Manly.

To confirm, I object in full to DA2021/2257

Yours Sincerely



Mr Ivor Kaye

Owner: 506 & 606, 9-15 Central Avenue, Manly NSW 2095