
From: David Wilson
Sent: 4/01/2022 1:54:26 PM
To: Council Northernbeaches Mailbox
Cc: Dave Wilson; [REDACTED]
Subject: OBJECTION SUBMSSION TO DA2021/2257 Attn: Maxwell Duncan

Dear Mr Duncan,

I am writing on behalf of my wife and I to object to DA2021/2257.

We live in unit 501 of the Pacific Waves Building, 9-15 Central Avenue, Manly NSW 2095.

We have lived in the block for over 17 years.

Our objections are set out below:

1. Objection to: Manly LEP & Heritage Conservation height limits breach– Immediate major impact to Pacific Waves (PW) 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. Objection to: 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. Objection to: 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. Objection to: 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.

Yours sincerely,

David Wilson

Senior Client Adviser

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