
From: Mark Nicholson
Sent: 8/01/2022 2:03:56 PM
To: Council Northernbeaches Mailbox
Subject: OBJECTION SUBMSSION TO DA2021/2257

Attention Maxwell Duncan

Dear Maxwell

I am the owner of lot 7 (204a) of SP 61139 (Pacific Waves residential building) and object strongly to the above DA.

The Manly/Northern Beaches council has always prided itself on preservation of heritage sites. This DA if approved breaches heritage site regulations and should be refused outright as it would set a dangerous precedent in the council area generally.

I have also set out a list of other objections below:

Noise impact will be top of the range; residents may have to move out of their homes for periods of time, especially if they work from home.

2) Vibration impact assessed to be top of the range which will drastically impact quality of life and/or working efficiency for all Pacific Waves occupants. Construction vibration poses a risk significant 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.

3) Dirt and pollution will be extensive; living near a construction site is hazardous to health as it transmits various contaminants that can cause permanent illness.

4) 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.

5) There is no turnaround bay in Henrietta Lane. Report suggests using Pacific Waves land for a turning circle. This land 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.

6) Basement car park exhaust fumes are to discharge at the roof level and will impact all surrounding residences with exhaust fumes.

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 to pedestrians; many of whom are small children and also a greater impact to surrounding residents.

8) Manly LEP & Heritage Conservation height limits breach. 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.

9) Multiple units in Pacific Waves will suffer view loss including significant view loss of landmark – Shelly

Beach.

10) Due to the significant view loss across beachfront and southern end units and the subsequent property devaluation, median values across the entire complex (124 units) will reduce.

11) Excessive breach of the Floor Space Ratio (FSR) within the Manly Conservation area and

contravenes

the development standard. The proposal 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.

12) Objection to the 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.

13) Objection to the Subdivision of a heritage site

14) Land & Environment Court (L&EC) conditions exist for the top floor of 42 North Steyne; a building that

already breaches the Manly area height limits. Changes cannot be made to the floor space, height and materials of build as per L&EC conditions: Barecall Pty Ltd V Manly Council Appeal No.10571 of 2006. The stringent conditions of the L&EC ruling are to protect the view corridors from the surrounding Pacific Waves units.

15) New lifts will create lift overruns also breaching building height allowances, causing even more view

loss and impact to surrounding residences. The DA fails to show the heights of these lift overruns in the plans.

Regards

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