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Sent: 23/01/2022 12:52:51 PM
To: DA Submission Mailbox
Subject: Online Submission

23/01/2022

MRS ZINA DYBAC
509 / 9 - 15 CENTRAL AVE
MANLY NSW 2095
[REDACTED]

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

To: Northern Beaches Council

Attention: Mr Maxwell Duncan

RE: Objection Submission to DA 2021/2257

Dear Sir,

We are writing to you to object to the above DA proposed for The Steyne Hotel (75 The Corso) and the neighbouring block in 42 (sometimes known as 41) North Steyne, Manly. We strongly ask you to disallow this Development Application.

We are Peter and Zina Dybac and currently we are the owners of Unit 509 in the Pacific Waves building. This is our permanent place of residence. We have both had a life time association with Manly, more recently having resided here for 16 years.

Manly for us has always been a great laid back beachside town, which we could visit for a swim, a meal and just a pleasant day out. We have appreciated all the heritage buildings and that they have been maintained. We appreciate that it has not become a high rise developed area such as Surfers Paradise.

Therefore, we are very saddened to see that the new owner of The Steyne Hotel, Mr Sam Arnaout founder of IRIS Capital, in their development proposal have a total disregard for the Manly area. They are not concerned with keeping it the friendly Heritage town it is, but are only concerned with developing it for their own gain and profit.

IRIS Capital, in their Development proposal, have totally disregarded anything that is in place to preserve the Manly area:

- They have ignored the Heritage Conservation order in place, and applied to have the side building (42 North Steyne), also known as the Café Lot, within the Steyne Hotel, DEMOLISHED. This building was constructed in 1910 as an independent building but then joined with the Steyne Hotel in 1936. It was designed by Edmund Thomas Blacket, a famous Australian architect, known not only for his designs in Manly , but also for designs at Sydney University and St Andrew's Cathedral.
- IRIS Capital's development application is a total disregard for the area and the orders in place.

If they were genuine, and not out for their own profit, this part of the application would never have been submitted.

If the DA is allowed, Manly would lose the historical façade of the building, as well as internally the Blacket's Bar! An important part of state history would be lost!

It would begin to transform Manly away from the Heritage town it is.

- IRIS Capital have total disregard for residents who have lived in the town centre for many years by applying to breach the height restrictions that are already in place (and already breached). This is disrespectful to the local community and shows that their only interest is 'profit' not working with the local area.

The Land and Environment Court has in place conditions for the top floor of 42 North Steyne, no changes can be made to the space/envelope, height and materials to be used. Yet these are ignored in the DA by IRIS Capital, obviously with the purpose of self gain and increased profit.

Many residents, not only those in Pacific Waves but others in surrounding buildings as well, will lose their views and their residences will be devalued. If this DA is allowed, it will set a precedent in the area for other developers to come and do as they wish for their own gain and increased profit!

- The Floor Space Ratio (FSR) has been breached, with IRIS Capital falsely claiming that these are only minor changes. Yet in the DA there is an actual over development of the site proposed. Again this is for self gain and increased profit!

- As an extra insult to residents the DA has basement car park exhaust fumes discharging at their (new) roof level. With the South Easterly winds blowing from the ocean these fumes can only go across to residences, polluting the air we breathe and leaving exhaust fume residue on our windows and balconies. This is another example of IRIS Capital's attitude of self gain and increased profit, don't worry about the locals.

- IRIS Capital have also heavily falsified the impact to the community during construction as well. They have heavily relied on the use of Henrietta Lane. Even planning to use property owned by Pacific Waves to be used as a turning bay and for truck parking. Apart from not being able to use private property, heavy vehicles constantly driven or parked on, over an underground car park can be very dangerous. There is a weight restriction for vehicles parking over their car park, put in place by the Northern Beaches Council

They have ignored that there are already 6 apartment buildings using Henrietta Lane for access in and out, businesses have their deliveries via Henrietta Lane, garbage removal trucks use Henrietta Lane, it is an Emergency vehicle access point AND MOST IMPORTANTLY Henrietta Lane is a heavy pedestrian traffic area with a new Child Care centre approved in Sydney Road but accessed via Henrietta Lane from the public car park.

The use of Henrietta Lane in their DA appears to be for their exclusive use!

There are so many false facts and inconsistencies in this Development Application submitted by IRIS Capital. Many other objection submissions to DA2012/2257 are outlining more problems and inconsistencies.

IRIS Capital have totally disregarded any Manly LEP and Heritage Conservation laws in place for the Manly Heritage Conservation Area. They have ignored Land and Environment Court conditions that are in place.

A quote from Mr Sam Arnaout, founder of IRIS Capital, when he purchased the Steyne Hotel

said,

" We intend to get a good feel for the asset and work with the locals to return their pub to its former glory." Does Mr Arnaout not feel that way now?

We strongly ask that you decline this Development Application in any form as IRIS Capital have no regard for the uniqueness of the Manly area, it's residents or the many visitors who flock here. Theirs is an issue of self gain and increased profit by developing an area as profitably as they can!

Please accept the above submission as our objection to the DA2021/2257,

Thank you,

Peter and Zina Dybac.
Unit 509, Pacific Waves.