
From: Marios Chrysiliou
Sent: 19/01/2022 3:32:20 PM
To: Council Northernbeaches Mailbox
Subject: OBJECTION SUBMISSION to DA2021/2257 - Attn: Maxwell Duncan
Attachments: Councilnorthernbeaches.docx;

Dear Mr Duncan

Please find attached our objection to DA 2021/2257.

Regards

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OBJECTION SUBMISSION TO DA2021/2257

Attention: Mr Maxwell Duncan

Dear Mr Duncan

The Steyne Hotel Manly is heritage listed. It is a Manly landmark. I was born in Manly and have lived here ever since – 75 years. The Manly community does not want a repeat of the 60s, 70s and 80s when council at that time allowed inappropriate development and destroyed many beautiful buildings nor do we want a repeat of the high rise in Dee Why. We are very lucky that the Corso still stands as it is and was not developed. We must learn to appreciate our heritage and follow council controls which have been devised for a reason – namely to preserve those parts of Manly which are important to us.

Non compliance - The redevelopment of 42 North Steyne with a huge penthouse on top breaches Manly Heritage Conservation area height limits. There are limits set in place so why are they not adhered to? This DA falsely claims that the proposed FSR should be accepted because it 'provides only a minor and subtle change'. This will set a precedent which should not be allowed. A minor change here will very quickly become a major change there.

The building is incompatible with the area. The heritage listed Café demolished and an outsized monstrosity in its place? The streetscape should blend, not overwhelm and height regulations should be enforced. Why? Because that's what the Manly community wants and expects from their Council.

The vibration caused by drilling and digging could permanently affect the Pacific Waves building. What insurances can Council give the owners of Pacific Waves (and other nearby buildings) that the structure of their building will not be breached and foundations put at risk, and if they are, as we've seen recently elsewhere in Sydney, will Council be responsible.

Henrietta Lane is a difficult and dirty road, neglected by Council. There is simply no turning space and trucks must back out. It is dangerous at busy times for pedestrians and drivers and it is not a well-kept part of this important Manly precinct. To have cranes and trucks squeezed into such a small narrow passageway is the stuff of nightmares. At the moment residents are happy to co-operate with the delivery trucks because with a little understanding the situation is manageable but with permanent and major vehicles using the lane there will be very dangerous traffic jams. Just a reminder here that Manly rates were not reduced when we amalgamated but rather increased!! The point? Locals should have a say in the way their neighbourhood is administered. NB Henrietta Lane must be kept clear for emergency vehicles and cannot be blocked.

Another important consideration is the exhaust from the basement carpark. The discharge of fumes at roof level will impact all surrounding residences. Manly residents are entitled to clean air and allowing this development will impinge on our human rights.

Finally, the development is too big for the area, heritage and council guidelines have been ignored, and the local community who have a right to make decisions concerning their local area do not want it.

Yours sincerely

Marios and Susan Chrysiliou

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