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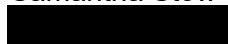
**From:** Samantha Stow  
**Sent:** 15/01/2024 10:56:22 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Objection Submission DA2023/1750  
**Attachments:** Adobe Scan 15 Jan 2024.pdf;

Attn: Claire Ryan, planner

Please find attached an Objection Submission to DA2023/1750 - The Hotel Steyne

Sending on behalf of Mr & Mrs Westacott

Samantha Stow



Sent from my iPhone

Ms Claire Ryan  
Northern Beaches Council  
1 Belgrave Street  
Manly, NSW 2095

Mr & Mrs Westacott  
U804, 9-15 Central Avenue  
Manly, NSW 2095

15th January 2024

**OBJECTION:** DA2023/1750 Lot 100, Lot 101 & Lot 102 DP1069144 and Lot 1 DP 1280856 42 North Steyne and 75 The Corso MANLY and 42 North Steyne

Dear Ms Ryan,

We are the owners of three apartments in the Pacific Waves Building (9-15 Central Ave, Manly NSW 2095): 804, 405a and 306b. Our apartments are all impacted by issues presented in development application DA2023/1750 and we object to this application for the following reasons:

1. Unacceptable view impacts due to excessive building height non-compliances (39.4% breach in height).
2. Adverse heritage building height and heritage conservation zone impacts due to excessive building height non-compliances (39.4% breach in height).
3. Excessive noise pollution from beer garden/courtyard, external terraces, and upper floor bar area.
4. Solar Panel proximity to surrounding resident's living spaces and solar glare impacts.

Our home, U804 looks directly over the subject site which already breaches the Heritage Conservation zoning by 2 metres. This application seeks to breach the height zoning even further by almost 40% and clutter the outlook with plant and machinery. We request that Council Planning and Council Heritage reject any further unnecessary increases in bulk and height to this heritage building within the Manly Heritage Conservation zone. The venue, open courtyard and new roof areas provide substantial, alternate options to house plant and machinery without breaching heritage conservation zone heights.

The acoustic attenuation and other works proposed to mitigate noise will do nothing to improve the noise pollution which emanates from the venue courtyard unless the operational management of the courtyard is changed. Since IRIS Capital purchased the venue, we have been inundated with noise pollution; the courtyard now operating as an open-air nightclub and music venue when previously it was simply a family beer garden. We (along with other neighbours) have engaged NSW Liquor & Gaming and other authorities to help mitigate the noise, but the noise continues with all day music/DJ events. This application makes no mention to operational management and noise mitigation through their plan of management. It also appears to attempt to relinquish current ongoing noise compliance conditions which are in place from previous development applications. Any approval of this development must re-instate all current ongoing noise conditions as follows:

Condition 1

The ongoing management of the premises must be in full accordance with the Protection of the environment Operations Act, 1997. Including but not limited to:

- Noise arising from patrons must not be audible within any habitable room of any neighbouring residential premises at any time.
- Noise arising from music, live entertainment or other such amplified sound must not be audible within any habitable of any neighbouring residential premises at any time.

*Reason: to protect the acoustic amenity of the surrounding properties*

Condition 2:

The outdoor terraces (2nd floor facing North Steyne & The Corso) are to be closed to patrons from 10pm till 8am Monday to Sunday.

*Reason: to protect the acoustic amenity of the surrounding properties*

Condition 3:

A Plan of Management, as approved by Council, must provide a section dedicated to the ongoing management and operation of the outdoor courtyard/beer garden area. The Plan of Management is to be submitted to Council prior to the issue of the Occupation Certificate.

*Reason: To ensure ongoing Management of the existing premises*

Condition 4:

The approved "Plan of Management of security and operation of The Hotel Steyne Manly" to be retain the reference: the use of decks and terraces are to cease prior to 10.00pm on all days.

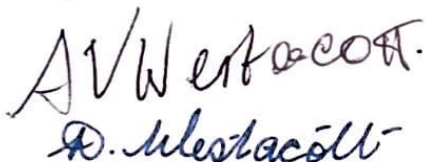
*Reason: To ensure ongoing Management of the existing premises*

Both our home (804) and our units on levels 4 and 3 are all east (405a), south (306a) and south-east facing (804) and will be drastically impacted by glare from the proposed solar panel installation, both green and yellow glare. The panel installations are in far too close proximity to residences; the design must remove all panels along Henrietta Lane and any panels directly facing Pacific Waves (at a minimum).

In summary, the proposed development will have a devastating impact on the quality of the amenity of our home and unacceptable impact to the Manly Heritage Conservation zone.

Such amenity and heritage impacts arising from the proposed development are unacceptable and would justify the refusal of the development application by Northern Beaches Council.

Regards



Mr & Mrs Westacott

U804, 9-15 Central Avenue, Manly, NSW 2095