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**From:** Dana Banov  
**Sent:** 18/01/2022 1:06:53 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** OBJECTION to SUBMISSION: DA2021/2257 - ATTENTION: MAXWELL DUNCAN

Dear Mr Maxwell

As the owner of Unit 223 "Pacific Waves" 9 - 16 Central Avenue Manly 2095, I object to the Development Proposal 2021/2257 on the grounds that residents will be exposed to all the impacts below. As an investor, I may have tenants leaving because of the impact it will have on them and I may find it difficult to rent out my unit for a significant period.

DA 2021/2257 outlines the following:

1. Demolition of heritage listed 'The Café Lot' within The Steyne Hotel (referenced as 41 North Steyne in many documents).
2. Demolition of the dividing heritage wall between 41 and 42 North Steyne including deep excavation under "The Steyne Hotel" to create additional parking.
3. Redevelopment of the entire 42 North Steyne building with apartments spanning 41 & 42 North Steyne, topped by a 4-bedroom mega penthouse which breaches Manly Heritage Conservation area height limits.
4. New plant areas and new lifts which require deep excavation and include further intrusion into the heritage of "The Steyne" and lift shafts breaching the Manly heritage conservation area height limits.

**The long-lasting impact of this development on the "Pacific Waves" complex will change the face of Manly forever by setting a precedent for heritage conservation height breaches and demolition of heritage that other buildings will follow. Further, construction works will drastically impact "The Pacific Waves" complex for around 3 years.**

The demolition, deep excavations and build will include:

1. 100+ trucks of concrete pours; plus 100's of other construction vehicles and machinery permanently blocking Henrietta Lane
2. Mobile cranes situated in Henrietta Lane
3. Access to Henrietta Lane and Pacific Waves carpark drastically impacted
4. 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.
5. 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
6. 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.

\*The following list is a high-level overview of all the issues:

- 1) 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 breaches. 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.

I trust that Northern Beaches Council will act responsibly and protect the interests of present and future residents.

Yours faithfully  
Ms. Daana Banov  
Owner of Unit 223 "Pacific Waves"  
9 - 15 Central Avenue  
MANLY NSW 2095.