
From: Ray Stone
Sent: 12/01/2022 1:18:13 PM
To: Council Northernbeaches Mailbox
Subject: STEYNE HOTEL DA2021/2257 Objection

Attention Maxwell Duncan

My name is Jannise Gunn and I reside at 307B Pacific Waves 9-15 Central Avenue , Manly.

Email [REDACTED]

Dear Sir ,

My objection is set out below .

SUMMARY.

The Da proposes the following ;-

Substantial alterations to Steyne Hotel including new lift , demolition of [41 North Steyne](#) , construction of new building 41 north Steyne ,demolition of walls , plant areas , lifts , slabs , excavation under 42, 41 and part of Steyne Hotel to create additional parking , redevelopment of [42 North Steyne](#) into 6 apartments levels 1-3 and a 4 bedroom penthouse on level 4.

DETAIL.

1. Total demolition of [41 North Steyne](#) including load bearing walls and ground floor slab. Loss of a Heritage building
2. Excavation under 41 , 42/43 North Steyne and part of Steyne Hotel to create additional car parking. Excessive risk to all surrounding buildings
3. Construction of new building at [41 North Steyne](#) requiring form work , concrete pours , mobile and fixed cranes over 100 concrete trucks . Lift overrun . Not in keeping with Heritage listing.
- 4 .New lift in Steyne Hotel. Interference with heritage listing and previously rejected by Council
5. Construction Vehicular access plan requires use of Pacific Waves common area over existing Council Car park for turning area.(DA describes as " a ramp ").This is private property and subject to an easement in favour of NBC for pedestrian traffic.
6. Redevelopment of 42 North Steyne including new balconies over public air

space and increase in height of roof causing loss of views and amenity to pacific waves residents.

7. henrietta Lane is used by 6 appartment blocks as access to theit on site paring and is also used for delivery to numerous businesses. This would be adversely impacted during considerable construction period and has not been addressed.

Yours ,
Jannise Gunn