
Sent: 29/12/2021 2:54:07 PM
Subject: Submission on DA2021/2257 The steyne Hotel 75 The Corso
Attachments: 2 SYDNEY RD_03_A.pdf; SK1_EXISTING_260321.pdf; SK2_Before 8am_260321.pdf; SK3_After 8am_260321.pdf;

From: Ian Miller <ian@ianmiller.com.au>
Sent: Friday, 24 December 2021 11:39 AM
To: Maxwell Duncan <maxwell.duncan@northernbeaches.nsw.gov.au>
Subject: FW: Submission on DA2021/2257 The steyne Hotel 75 The Corso

Maxwell Duncan assessment office

Mr Duncan

We own the property's adjoining the steyne hotel at 2 and 4-10 Sydney road manly in the name of Thousand Miles Pty Ltd with 2 Sydney road sharing the frontage with the hotel along Henrietta lane
Our property is currently an old 2 level retail building with the kebab and sushi shops and Indian restaurant above

We have attached photos as part of this submission which we couldn't do online and ask if you can include this submission in the appropriate place

We are generally supportive of the continued improvements to the hotel which is a benefit to manly

The issue we ask you to consider is the state of Henrietta lane the ongoing problems and conflict between access for pedestrians, safety and the need for hotel loading
This DA is an opportunity to resolve this

The original manly 2015 scheme proposed an outdoor seating and dining area in the lane after completion of morning delivery's and this was strongly supported by the previous ownership of the hotel
With the abandonment of the 2015 scheme the lane has deteriorated to the point where it's extremely dangerous and a dirty eyesore on central manly

The recent closure of the arcade in our adjoining property the former Pacific Point arcade at 4-10 Sydney road linking Sydney road with the rear pedestrian lane was necessary to enable a large childcare centre to commence operation

This link was very heavily used day and night but has now removed the only safe thru site link available to pedestrians in this area of manly

Now all residents of the Pacific Waves apartments and other pedestrians must walk along Henrietta lane past and thru the middle of trucks unloading
(see a number of typical photos of unloading attached which were taken yesterday ...I've got plenty more)

We have had a number of meetings with council regarding the lane including one with the residents of Pacific Waves and the Steyne earlier this year to look at a dedicated pedestrian walkway along our side boundary maybe 1m wide protected by bollards
This was strongly supported by the owners corporation of Pacific Waves

We have put submissions to council prepared by our architects regarding redesigning the loading areas in the lane while still allowing the Steyne hotel delivery's each morning as the new Brighton hotel do and then adding additional loading areas in central avenue near Sydney road to service central manly

This submission appears to have stalled and I understand the manly business chamber intend to take up the issue of Henrietta lane with the council place management people in the new year

We also attach a perspective of a DA we have ready and we want to lodge to redevelop the 2 Sydney road corner Henrietta lane building if the laneway issues can be resolved

Due to the very small site area of 2 Sydney and limited retail frontage of this property to Sydney road this redevelopment which also proposes commercial office space on 3 upper levels is not feasible unless the access to a lift stairs and the office foyer come in from Henrietta lane

The current layout of the lane with trucks unloading right up on the corner of Sydney road and Henrietta eliminates the possibility of this redevelopment and the existing obsolete structure has to remain

The Steyne proposal on their DA plan 010 shows existing pedestrian paths along the corso Sydney road and importantly down Henrietta lane then linking into an existing pedestrian link and onto central avenue. This Henrietta lane link thru to central avenue and Raglan street is heavily used.

The Steyne hotel plan also shows a proposed new pedestrian access from north Steyne thru the hotel to Henrietta lane.

We submit it is impactable. Not a link a lot of people will want to use as it is internal and is more about providing access to the hotel gaming area than solving the issue of Henrietta lane.

The Steyne plan DA 901 with existing and proposed facades to Henrietta lane is encouraging and shows upgrades to the substation and a retail / office shopfront adjoining.

Their proposed facade to the lane doesn't however show the line of trucks that will be parked along this frontage all day.

A solution that would allow safe pedestrian access along Henrietta for all including allowing access to the Steyne hotel VIP gaming area from Henrietta and also allow the redevelopment of 2 Sydney road to finally proceed is

1. Bollards be erected in the lane on the boundary line between the existing hotel building and the substation building with all loading taking place to the north of that point further into the lane.
These bollards would be similar to those in Market Lane behind the Ivanhoe hotel which are time controlled and seem to work well.
2. The Steyne hotel only be granted access past these bollards for their morning delivery's
3. Additional loading zones be created in central avenue
4. Appropriate signage be erected at the Raglan St end of Henrietta directing trucks to additional dedicated loading areas in central avenue

Importantly additional loading areas in central avenue outside the convenience store in place of a couple of car spaces would allow trucks to turn around and leave in a forward direction not have to back all the way along Henrietta as is currently the case

Sketch plans of existing and proposed Henrietta loading changes attached

Obviously loading areas are a vital part of the centre of manly and what we have is far from ideal

A delivery driver would rather stack park in Henrietta lane than go to a loading bay in central avenue and wheel his trolley another few meters

Is that such a problem if we can fix a safety issue an aesthetic issue improve pedestrian access thru central manly and allow the redevelopment of an obsolete old 2 Sydney road building which is very clearly visible from the corso and at the entrance to the Sydney road pedestrian plaza

The steyne hotel DA is the last chance to look at a sensible solution the problems of Henrietta lane

If a site meeting is arranged with the Steyne hotel architects and council to re look at Henrietta lane could I be included

Thanks

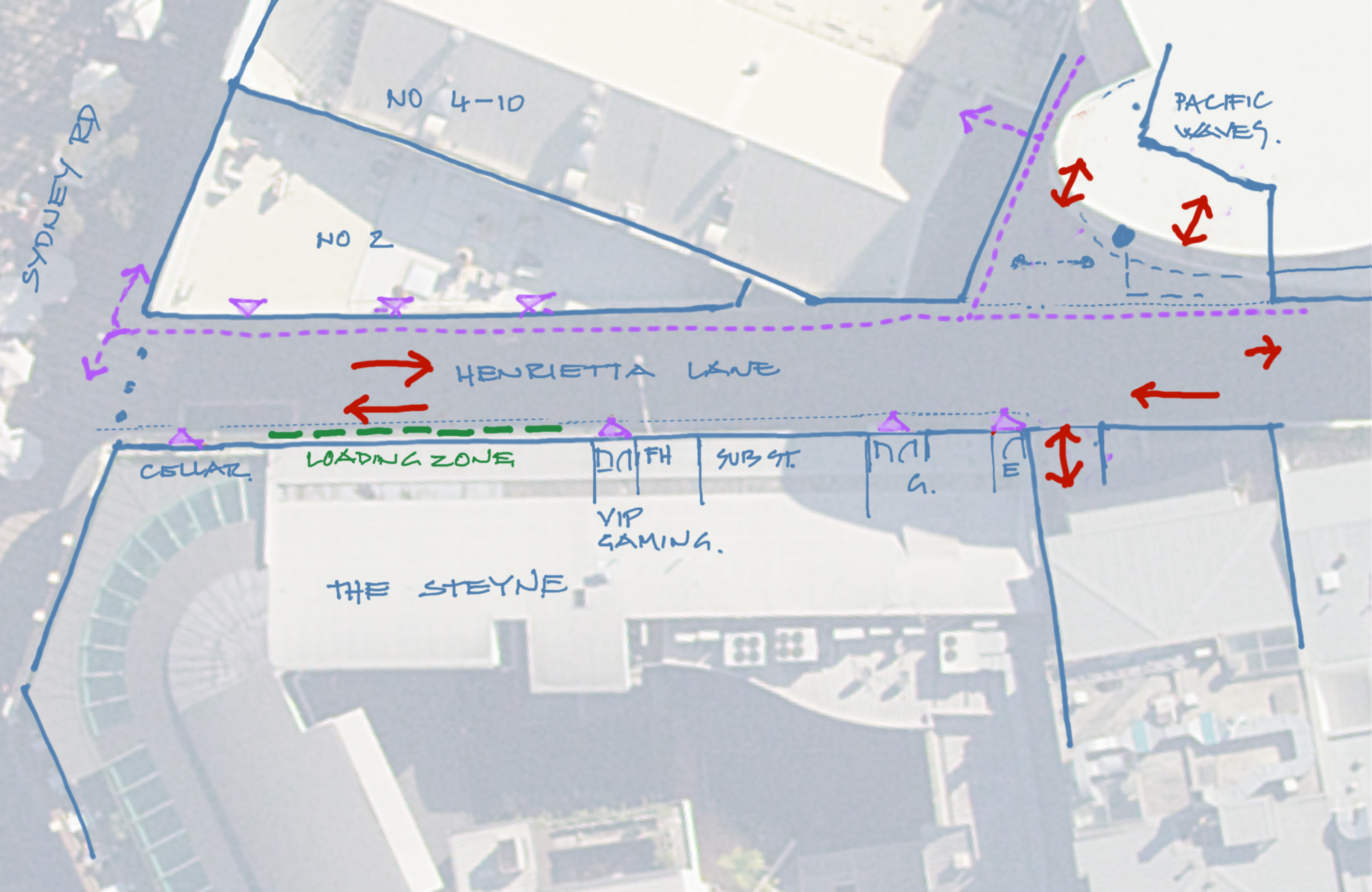
ian miller



FACADE OPTION A
FULL WIDTH STREET CANOPY

PRELIMINARY ONLY





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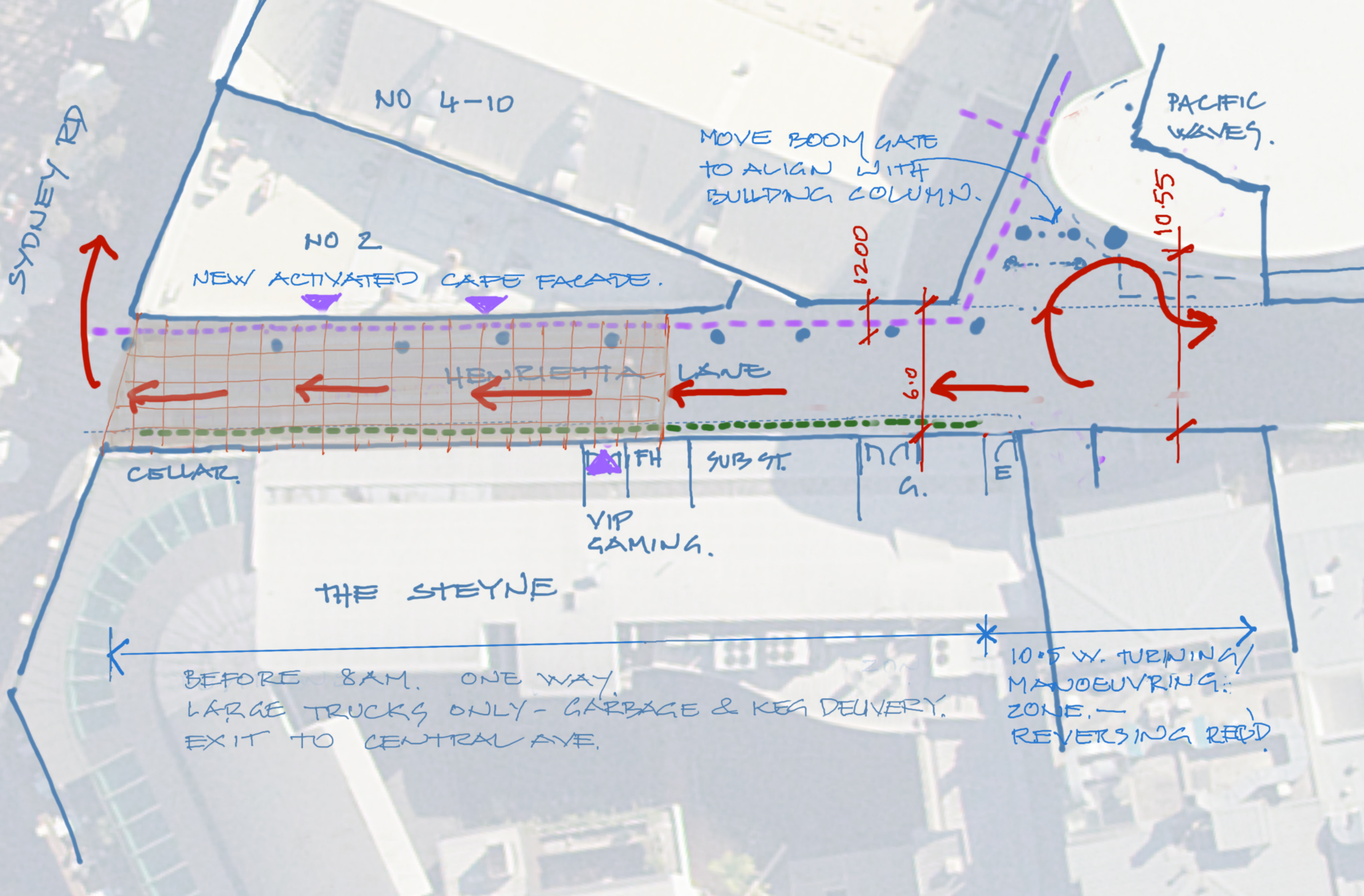
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Project .
Title .

Henrietta Laneway Existing

SK1
26/03/21
n/a

Drawing no. .
Date
Scale



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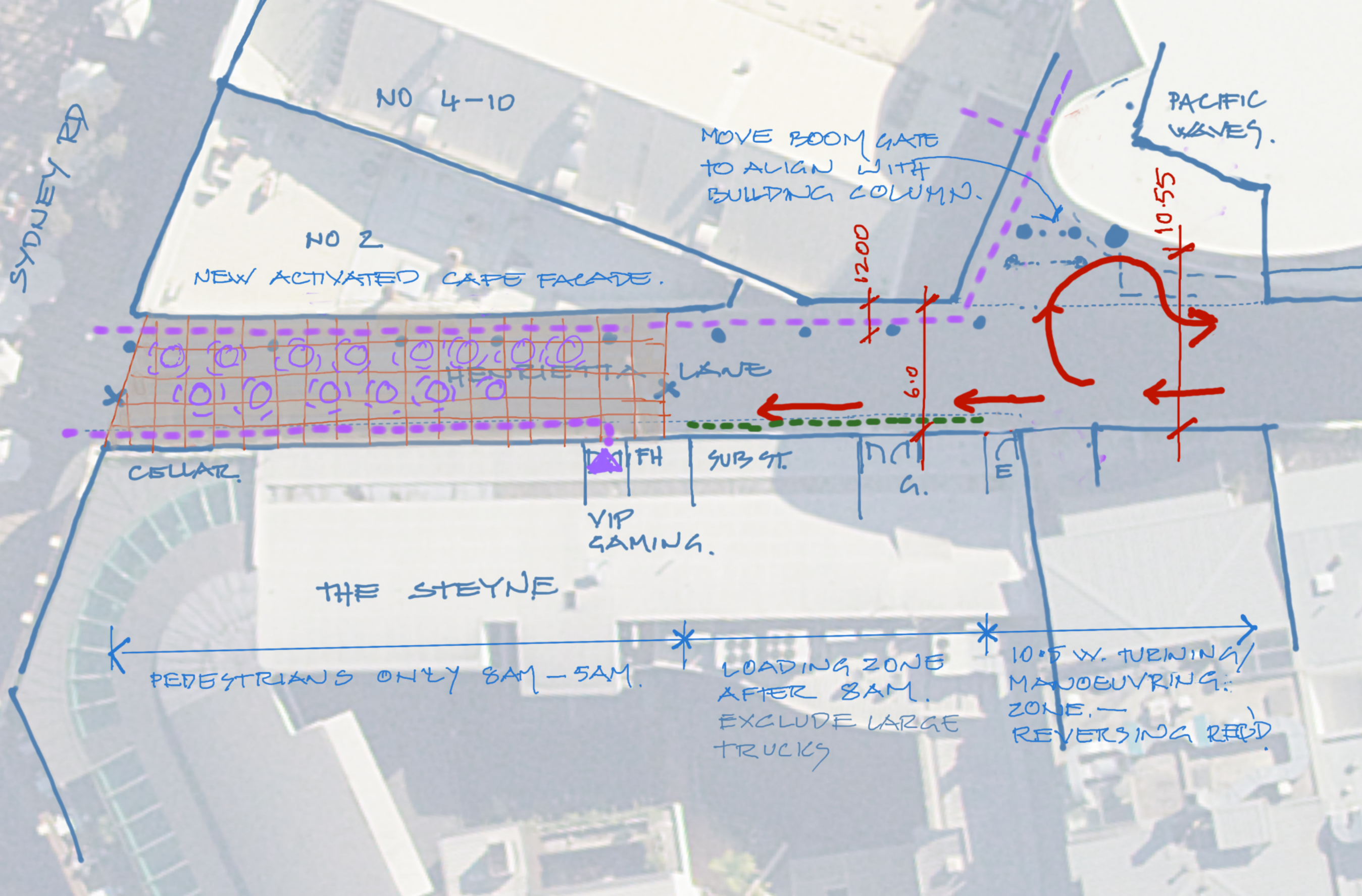
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Project .
Title .

Henrietta Laneway Before 8AM

SK2
26/03/21
n/a

Drawing no. .
Date
Scale



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Project .
Title .

Henrietta Laneway After 8AM

SK3
26/03/21
n/a

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