
From: David Wilson
Sent: 13/08/2024 8:43:16 AM
To: Council Northernbeaches Mailbox; Claire Ryan; Council Northernbeaches Mailbox
Cc: Dave Wilson
Subject: TRIMMED: Objection Submission: DA2024/0984, Hotel Steyne, Manly

Attn: Claire Ryan

Dear Claire,

Re: Objection Submission: DA2024/0984

I write along with fellow lot owners in Pacific Waves regarding the above matter.

The new DA seeks to introduce a new 'outdoor terrace' to level 2.

We have several concerns:

1/ noise from the new outdoor deck, another area far too close to local residences that requires noise containment. A new partial roof to be constructed is proposed, but we ask why can't a fully enclosed acoustic roof be constructed over the entire courtyard/venue? Surely this would be the ideal solution for both the venue and for local residences? Noise from this new deck will funnel out directly at new residences at 42 North Steyne and The 124 units in Pacific Waves (9-15 Central Avenue, Manly, NSW 2095). We request that this DA be rejected and that new plans be submitted for a fully enclosed soundproof roof across the entire courtyard.

2/ Patrons limited to 22 on the new outdoor deck - how will this be controlled? This must be added to any plan of management

3/ Sound lock doors separated by 2.5m have not been included in the plan and must be included to align with points in condition 31: Plan of Management (DA2023/1750)

4/ Request that there is no audio/sound system or speakers installed in this new outdoor terrace area

5/ Applicant states they are acting in accordance with the new 2024 vibrancy reform policy, however, outdoor areas should not have amplified noise. As per the Vibrancy Reforms 2024 Webinar (Liquor & Gaming) 18th June 2024, the following was presented: licensees have obligations to make sure any negative impact on residents or businesses in their community is minimised. Responsible Sound Management Practices includes placement of amplifiers and speakers noting to be mindful to not locate close to doors and windows so sound does not escape outside. Close windows/doors when amplified music is being played (ie only inside the venue, not in outdoor areas such as courtyard and terraces). The sound management practices also state to limit use of speakers and amplified music in outdoors areas. This 100% aligns with the conditions already placed into DA2023/1750 (including sound limiters and no externally sourced sound systems in outdoor areas) conditions that must be replicated (at minimum) with any approval of this application.

As with all previous DA conditions, local residents have been protected by plan of management closure conditions and noise mitigation conditions for ALL outdoor areas. We request that with any approval, all conditions related to the operations of outdoor areas which includes terraces and the courtyard be applicable to this new DA.

All conditions are detailed in the final planning approval for DA2023/1750 - at minimum we request an exact replication (points abbreviated below) of the following 6 conditions for continuity and full,venue consistency of the operational management of this new outdoor deck:

- 11 Plan of Management Amendment (to include conditions as listed including condition 27, below)
- 27 Noise Limiters (which includes no externally sourced sound systems in outdoor areas, and sound not audible in any neighbouring residence)
- 28 Plan of Management (ongoing operations in accordance with POM from DA350/2011 which includes several modifications up to Feb 2017). (POM includes conditions that all outdoor areas and terraces be closed by 10pm)
- 31 Hours of operation (clarity again that terraces must close by 10pm and all doors into the courtyard closed at 10pm with any access through 2 fitted doors with an in between sound lock)
- 32 Noise Levels
- 34 Ongoing Noise Management

Once again, please accept this as an objection to this application in its current form.

Yours sincerely,

David and Sophie Wilson
Unit 501 / 9-15 Central Avenue
[REDACTED]

David Wilson
Senior Client Adviser

MERCURY PRIVATE
WEALTH CREATION & MANAGEMENT

Phone. 02 9152 8926

Email. [REDACTED]

Address. Level 17, 60 Martin Place, Sydney NSW 2000

Postal. PO Box R203, Royal Exchange NSW 1225

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