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23/11/2021

MR Mark Baxter
8 / 21 Sydney Rd RD
Manly NSW 2095
[REDACTED]

RE: DA2021/2065 - 0 Market Lane MANLY NSW 2095

We lease an office on level 1 that overlooks the Market Lane Triangle.

We strongly oppose the Development Application for the following reasons:

- It prevents adjoining cafes from being able to serve to their own tables and forces their customers to use the tables within the fenced off enclosure. The maintenance of this enclosure has proved inadequate as rubbish is not removed. Food shops that wish to use plates and utensils that can be washed on their premises, will not be able to as there is no coordinated plan to retrieve same. This will result in an excess of takeaway containers that will further burden the already inadequate garbage facilities.
- It makes the pedestrian and service vehicle passage unsafe. It will not be possible for cafes to have their own adjoining tables and chairs
- It relies on unsightly makeshift fencing barriers due to licensing requirements. These have been tolerated as a pop up bar but their ongoing use would not meet urban design or streetscape furniture standards. The fencing also means families and children who wish to dine out are compelled to do so within an alcohol licensed zone.
- It proposes to replace public bike racks with a garbage and storage area under the library awning. Apart from reducing much needed bike storage facilities, it will place a garbage facility next to tables and chairs of the Market Lane cafe seating.
- The waste management plan is inadequate given throw-away plates are proposed, and will exacerbate what is already a major problem already.
- It relies on using council public toilets at ratepayers expense. These are currently shut after hours so where will patrons go?
- Live music from 5pm conflicts with adjoining commercial business uses

We consider it does not comply with councils own recently completed PUBLIC SPACES VISION AND DESIGN GUIDELINES document and request the Development Application be refused.