

Attn: Northern Beaches Planning Panel, June 5th, 2024.

We have several concerns with the assessment proposing approval of DA2023/1750, 42 NORTH STEYNE MANLY & 75 THE CORSO MANLY - ALTERATIONS AND ADDITIONS TO A PUB.

The assessment states that the view loss from our unit ([REDACTED]) is 'negligible', we are dismayed council consider construction blocking views to the Tasman Sea and Shelly beach as negligible.

The assessment is flawed in defining what the exact approved height of the rooftop screening will be. Page 281 states no higher than existing screening at RL 18.33, Master Plans show an even higher screening (as does the 4.6 report) and then there is the reference to ensuring the heights are aligned to those specified in DA2019/1403 which we note was ONLY for screening equipment below the roof parapet.

We need a clear and concise condition stating that any additional screening on the rooftop must not exceed RL 18.33 (but preferably a lower RL)

Added to this, if this screening will now be solid, we'll simply be looking at a wall! The assessment states the reason 'for acoustic protection' which is a joke given that this assessment also gives the venue free reign to continue blasting us out with noise from the open-air courtyard. Please ensure the screening is aesthetically pleasing and ensure it's a colour that blends in with the rest of the rooftop and surroundings.

We are extremely concerned that the outlook from our unit with the proposal of a solid wall (screening) on the rooftop coupled with a wall of glaring solar panels is going to be devastating to our amenity and standard of living from our unit. We continue to object to the wall of solar panels that will be just metres from our home; regardless of a 'specialist report' says the proximity of glare is too close to residences. We request a reduction to the number of solar panels on the Henrietta Lane rooftop.

We also note that Heritage requested the relocation of the telecommunications aerials, please ensure this relocation is also added as a requirement in the conditions for any approval.

Excessive noise pollution has been a major issue since IRIS Capital purchased the venue and significantly changed their operations in its open-air courtyard post COVID. The proposed conditions for noise mitigation and protection of surrounding residences erodes the current conditions which already exist for the venue.

Specific noise conditions for the outdoor areas including the outdoor courtyard must be retained (ANS05 and ANS07 from DA91/2011) and must also align with conditions in place

for other surrounding venues such as limiters and no sound systems other than the venue's internal sound system used in outdoor/open air areas (courtyard and terraces).

Please keep in mind the reason why residences such as ours; Pacific Waves (9-15 Central Avenue) and the Peninsula (25 Wentworth Street) were built in the late nineties/early 2000's in such close proximity in the Manly CBD: to ensure that through low tourist season local businesses had continued trade from the local residential community. Our building and others were built so that businesses had the harmony and support of residents so they could thrive in low season. This mental model has gone completely out of the window recently with businesses such as The Steyne Hotel having complete lack of respect for their neighbours who are there to support businesses.

Please do the right thing by residents and put the right controls in place for noise mitigation from outdoor areas such as they Steyne courtyard which includes conditions:

Only the use of internal sound systems permanently set to NSW Liquor & Gaming define sound levels in any open-air courtyard or open-air terraces. External sound systems are only allowed in inside/internal areas of the venue. This aligns with other venues' outdoor areas and courtyards operating in the same vicinity: New Brighton Hotel and Insitu.

Yours faithfully

[Redacted signature]

[Redacted contact information]