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To: DA Submission Mailbox
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17/03/2025

MR Warwick Bowyer
GPO Box 5479 ST
Sydney NSW 2001
[REDACTED]

RE: DA2025/0184 - 31 The Corso MANLY NSW 2095

Iris acts for the owners of Ivanhoe Hotel.

Proposed submission to DA 2025/0184 31 The Corso Manly

Ivanhoe Hotel Existing Use Rights- Ivanhoe Hotel is a Pub that operates under the benefit of the existing use provisions in ss4.65 and 4.66 of the Environmental Planning and Assessment Act 1979 (NSW).

The Principal Purpose of Ivanhoe Hotel is to service individuals and groups who enter and consume the food and drinks on the premises.

Ivanhoe Hotel has done so for circa 100 years.

It is a common practice for Pubs to provide some form of entertainment while their patrons eat and drink. There may be recorded music or video, or television screens for the enjoyment of their customers; or other entertainment incidental to the primary use, including live music (or all and any combinations during the operational hours of Ivanhoe Hotel).

The neighbouring premises at 30 The Corso was constructed long after operation of the Ivanhoe Hotel commenced.

In this situation, it is common that the new proposed development (DA 2025/0184) provide acoustic treatment as part of that proposal to sufficiently mitigate potential impacts of pre-existing noise to a level acceptable to the Applicants operational requirements.

In this situation, Ivanhoe Hotel believes it is reasonable that the applicant of DA 2025/0184 and the Consent Authority both satisfy themselves that the proposal encompasses sufficient internal acoustic treatment such that the Ivanhoe Hotel does not receive any future Noise Complaints arising from the operation of the proposal. (ie provide sufficient noise treatment as part of DA 2025/0184 such that any need for future complaint about noise impacts from Ivanhoe Hotel does not arise).

On this basis, Ivanhoe Hotel has no objection to the proposal .