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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 16/12/2022 2:16:40 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

16/12/2022

MR Paul McGuire  
1 Denison ST  
Manly NSW 2095

**RE: DA2022/1910 - 61 North Steyne MANLY NSW 2095**

Re- DA2022/1910

Lot 1, Lot 2, Lot 3, Lot 4 & Lot CP SP 2492

61 North Steyne, MANLY

Demolition work and construction of a Residential Flat Building including basement car parking.

I refer to the above development application and wish to express significant concerns, on behalf of the school community of St Mary's Catholic Primary School, Manly. St Mary's is located at 1 Denison St Manly providing education for K-6 students. Our concerns are focused on pedestrian safety, traffic management and noise levels, in particular.

The proposal for development consists of two storey underground parking and five levels of residential units. Whilst we are not opposed to development, we do request strong consideration be given to the need to ensure that council & developers have a very clear pedestrian and traffic safety/management plan in place and that we have been consulted in its development as we need access past this site everyday with students, staff and parents. Major points/times of concern are-

- \* 8am-9am: Student drop off (Cars, walkers and bike riders)
- \* 2.30-3.30pm: Student pick up Cars, walkers and bike riders)
- \* 10.30-11.10am: access to Manly Beach (we hire section of beach off NB Council for extra play area at recess break)
- \* 12.50-1.30pm: access to Manly Beach (lunch break)
- \*\* We also use this route along Denison St and use the crossing which is directly at front of 61 Nth Steyne Rd for our Emergency Evacuation to Manly beachfront.

Another major consideration is regarding deliveries to Manly Pacific Hotel and the use of Frances Lane for their delivery trucks, which exit via Denison St and onto Nth Steyne Rd. This is going to be significant because already some of the trucks struggle to turn into Denison St (depending on size of truck) as Denison St (single lane/one way) has parking on both sides of the street and is very narrow. We see this as a major safety issue and request further swept path analysis is undertaken or relevant mitigation measures are recommended to confirm the safety of access points associated with the development with the lens of student safety accessing Manly Beach.

We note that the Traffic Report prepared by JMT Consulting has not considered the School as part of the overall site context or acknowledged the proximity of the School to the new

driveway. While we acknowledge that the proposal essentially replaces an existing driveway, this is still considered a safety concern which should be addressed. We would also request further details on construction management and the location of trucks and the like during the construction of the site.

To compound this even further, I have received other development notices.  
BC2022/0273- (block of units directly at end of Frances Lane/Denison St- next to 61 Nth Steyne Rd development but facing Denison St). Will this occur at same time as 61 Nth Steyne?

Coupled with the above application, these will compound the safety concerns we have already. Parking and traffic flow concerns will need to be addressed to maintain our school routines and the safety of our school and local community.

In summary, we request further assessment of the traffic impacts during the construction and operation of the proposed development on the St Mary's school site.

I am available at your convenience if Northern Beaches Council representatives would like to discuss this matter further and I would appreciate the opportunity to meet so that these concerns can be addressed adequately.

Kind Regards  
Paul McGuire  
Principal