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RE: DA2020/1027 - 0 Stuart Street MANLY NSW 2095

It is disappointing to see this DA exhibited in isolation when a masterplan for the LM Beach area has not been completed. This proposal should never have been allowed to get to this stage. But now the expectations of a large commercial restaurant group must now be met.

Their glossy, well put together tender proposal for the 'café' appears to have dazzled staff and Councillors, without due consideration to the context of the site and current building in which the café is located. The building is first and foremost constrained by the fact that it is a public toilet amenities block.

While I consider that there is a need for a 'café' in the vicinity of the beach, I think that the Council has to consider that this building is actually a public toilet block, built years ago to provide public toilet amenities for a small number of beach goers.

It is now a very popular beach, with a new harbour pool recently installed. The entire area is heavily used by the beach and the park going public when the weather is amenable. It should be noted that during winter or when there is rain, a westerly or southerly breeze the place is largely deserted.

Originally the toilet block housed a small kiosk, this grew to a café and then additional hard standing as the outdoor tables and chairs damaged the grass area around the now café. The development creep of this building is inappropriate and not fit for either the purpose of a café or a modern toilet block.

Council has restricted the café to the 'current footprint', however this belies the fact that the council proposes to construct a path between the building and the beach and the construction of the storage at the rear of the building. An increase in patronage is obviously anticipated, both for the café and toilet block but Council has not included any increase/improvement in the already inadequate public toilet amenities.

Past proprietors and staff of the café will attest to the fact that the café proprietor was considered responsible by the beachgoing public for the operation, including cleanliness of these toilets. Café staff who handle food all day were and will continue to be expected to ensure that the toilets have toilet paper, are clean and operational. The public will challenge café operator when the toilets become blocked or run out of paper.

In addition, to think that one adult stall, one child stall and a single shower recess is completely inadequate for the number of women and children who attend both the beach and the café. And on the men's side it is likely equally ridiculously inadequate. These toilets are unlikely to meet modern standards for either a café or as public amenities.

The DA shows there is no wheeled (for prams) or accessible access to the eastern side of the beach. Noting that there is a ramp to the beach in the eastern corner.

Residents previously fought for the Council to retain the pathway thoroughfare through the café to the eastern side of the beach to enable accessibility for prams and wheelchairs. Hence the zig zag path past the female toilet entry. This proved to be inadequate as the path was often blocked with furniture, boxes, bins etc from the café, however it was largely successful in achieving its aim. It is not clear from the DA if the entire building will now be enclosed and closed/secured after hours.

This proposal seems to rely on the Council installing a path around the front of the building, increasing the hard standing and reducing the public recreation area, at the same time reducing the accessibility to the female toilets.

Access on both sides to the rear storage area recently installed or proposed is inadequate. A large 44 gallon drum of something is currently stored outside on the eastern side and not stored in the newly constructed storage area. Clearly the storage area is already inadequate. Access to the storage on the western side around the shower area is also inadequate, with additional hard standing required so staff do not conflict with showering beachgoers.

The proximity of café tables and the takeaway window to the men's toilet and shower area is just gross.

Again, the building is a toilet block!

Finally, the extractor fan on the roof is unsightly, noisy and affects the quiet amenity of the area with both noise and odour.

This DA should not be progressed until the Council resolves to improve the public amenities for the Little Manly beach and publish a masterplan for the area which includes the extended area of number 40 Stuart St which the Council owns.