
From: [REDACTED]
Sent: 4/07/2024 4:37:17 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2024/0688 - 58 North Steyne MANLY NSW 2095

ATTENTION Maxwell Duncan

DA2024/0688 - 58 North Steyne MANLY NSW 2095

Whilst not necessarily objecting to the Development Application we wish to raise the following matters on behalf of the Owners Corporation, Strata Plan 60400, Allegra on Manly Beach.

The Development Application proposes construction of a raised area and steps within Council's Road Reserve. Encroachment will be into the public road reserve which is the existing footpath that ultimately provides access to the beach. This will reduce the footpath width to 3.1 metres at the smallest part. Whilst the applicant considers that 3.1m is adequate there is a danger of pedestrian congestion especially during busy periods forcing some pedestrians onto the roadway.

As Council is aware the T intersection at Raglan Street and North Steyne is a major access/egress route to Manly Beach precinct. There are high volumes of vehicular and pedestrian traffic on this corner most of the day and night.

The current pedestrian access is open and wide giving good visibility to both vehicles turning onto the beach front and pedestrians wishing to cross Raglan Street to South Steyne.

As already indicated the proposed alterations would extend beyond the current boundary line thus reducing the public footpath causing more pedestrian congestion and possibly safety issues. Vehicular traffic turning left from Raglan Street into South Steyne would also have their visibility reduced and/or be distracted.

The application includes plans for an access/exit door on the corner. This exit has been a problem in the past due to patron behaviour with patrons exiting the premises nosily, especially at night resulting in noise complaints having been made by residents of Allegra, other nearby residents and by patrons of the Manly Paradise Motel. Complaints have also been made concerning the behaviour of patrons walking from the Manly Pacific Hotel to the Steyne Hotel via Henrietta Lane and using the Ausgrid electricity sub-station as a public urinal.

It would be preferable for the access/exit door being located closer to the main entrance and away from the corner thus avoiding possible patron congestion and allowing for dispersing of patrons away from Raglan Street. However, in the event of the application being approved we would support the submission of Ian Miller that the corner door not be used for exiting of patrons from late night functions after 10.00pm.

Whilst the applicant states that the proposal will have negligible impact on loss of views from surrounding properties there are a number of apartments with Allegra's at levels 4 and below whose views of the ocean and beach will be adversely affected and reduced by the alterations.

We request that the above matters be taken into consideration by Council when determining the Development Application.

Yours faithfully,

John Keating

Secretary

Allegra on Manly Beach


1 Raglan Street, Manly NSW 2095