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12/11/2021

MS Irene Daniels
3 / 21 Sydney RD
Manly NSW 2095

RE: DA2021/2065 - 0 Market Lane MANLY NSW 2095

I operate a homewares business in Market Lane, we are facing critical issues due to this pop up area. My store along with Oakberry next door are the most negatively impacted out of all the retailers, as we have this high fence line 1250mm High, tables, chairs, umbrellas set up 3.7m outside our door along our shopfronts. I am dumbfounded. In all my 20+ years of retailing in Australia across all the big centres you would never see such an obstacle built across a retail shopfront blocking the business, retailers just wouldn't have a bar of it.

When it first operated, we voiced our support for this initiative as it would bring people into the area, and the boundary area did not run across our shopfront. All pathways were open, people passed through the area very easily.

Suddenly, on reopening 11 October 2021, the area suddenly increased. Twice. More tables and chairs were brought in on the morning of Saturday of 23 October fence line extended across our shopfront more, and widened towards Manly Library. Now we have the other side along Market Lane Cafe, Jipang, Momo, Bare Naked bowls have truck width access. All the other sides of this obstacle have narrow choke points whichever way you walk.

Why did this area have to increase? Why could it not have stayed the way it was? Its too big.

Fence line is pushing people into the flooded areas because it takes up all the room. I just cannot see the logic in doing something like this that is a hassle and hindrance to the community.

Currently the fence line is 3.7m from our shopfront 1250m high, and the pathway is considered narrow for the volume of traffic that would normally flow through. The DA proposes 2m - incredibly dangerous and hazardous. We have lost our street frontage, and with that our retail trade.

The DA plans have not even included our store, we are not even a factor in the planning, and we are the worst impacted.

My question to council is Why? Why increase the area and then after that fact then invite DA applications? If this is a part time public space, then fence off around the actual bar area, and remove the fencing around the seating area. In no food court will you see the area cut off. There is always channels in front, and through. Foot traffic flow is critical to retail business, and the more corridors and obstacles you put in the path, the less foot traffic you will see.

We are seeking a minimum of 4m clear pathway from our shopfronts to this fence line. We have managed to talk with the operators and they will reduce the high fence line to 900m, and put in another entrance way on our side so people can pass through the area - but we are being told - that boundary area is already approved and the fence line remains. How could this be approved already? This is insane.

The operators and Christie have tried numerous times to hear my issues and resolved the fence height, additional access, but the boundary line for us is the most critical. If I don't get this fence line pushed back to where it was, it will kill off our Christmas trade. All retail operators will struggle on this side of this obstacle, impacting value of businesses and the properties they operate in.

We are not against a pop up bar, we just want it sensibly installed that does not kill off businesses in the process for a feature that gets locked off to the public after hours and weekends, when our businesses are operating all day 7 days along with the community.

We are not after anything more or less than what we were working with before, we are just trying not to get buried by this Pop up Bar.

Best regards
Irene Daniels-Noble
Owner Director
Tahei Decor Manly