
Sent: 20/05/2021 3:20:59 PM

Subject: Further Submission from Elizabeth Wallace to my Objection to Mod 2021/0156

Further Submission to my Objection to Mod 2021/0156
(Applied for by The Hotel Steyne
75 The Corso Manly)

Attention: Ms Rebecca England

Dear Ms England,

Please accept this as an additional submission to my objection dated 3/5/2022 to the above Mod. It is a response to the acoustic report dated 13/5/2021, done by Renzo Tonin & Associates for the Applicants of the above Mod.

The acoustic report states “.....objections have been raised relating to acoustics with respect to the awning.” The report, which is extremely narrow in its scope, only relates to the deck on the second level overlooking the beer garden and it does little or nothing to address the substantive objections that have been raised about the above Mod.

Whilst residents do have concerns about the acoustic impact of the increase in size and capacity of the subject deck and the impact of the new awning (which according to the report may well increase the nuisance generated by that deck) those concerns form only a small component of our overall objections about the impact of the requested changes under this Mod.

It is very disappointing that the applicants would commission a report that only deals with the one deck (and its awning) that will, under the changes requested, be the only deck/terrace to close at ten pm as currently mandated by the conditions pertaining to all decks and terraces.

It is the other changes requested by the applicants in the Mod that cause us concern, such as, but not limited to, the southern deck bordering the Corso which will, under the requested changes, stay open until 12 midnight Monday to Thursday and have no specified closure times on Friday to Sunday. (NB: this and the other issues are dealt with in detail in my original objection).

This acoustic report is completely silent as to the impact of these changes on the amenity of local residents. The Mod application itself and the acoustic report are also completely silent as to any acoustic attenuation on the remaining decks and terraces.

The report also states “There is no proposal to change the permitted time of use”. Whilst this is technically true regarding the only deck that the report deals with, it completely ignores the requested increases to the permitted time of use for the decks and terraces conveniently overlooked by the report. Three large residential blocks of units (“The Peninsula” on Wentworth St, “Pacific Waves” on Central Avenue and “Villa Mare” on North Steyne) and many other residents in the environs will all be seriously affected by the requested changes. It is very disappointing to note that this acoustic report completely neglects to examine the impact of these changes on the local residents, some of which are only metres away and the Peninsula Building which will be in a direct line of sight to the southern deck.

It appears that the applicants are attempting to distract the objectors and Council with this inadequate report that all but ignores the serious concerns that have been raised in our submissions.

It can only be assumed that it would be inconvenient for the applicants to address those concerns. This is because they, if the requested changes to the permitted time of use area and changes of wording to the DA conditions and Plan of Management are permitted, will not comply with their conditions of usage for the Hotel regarding noise. (NB: these conditions are dealt with in my original objection).

Indeed, they are not complying with their conditions now.

Yours sincerely,

Elizabeth Wallace
11/43-45 North Steyne
Manly

Sent from my iPad