



NSW Police Force

**Att: Maxwell Duncan
Northern Beaches Council
PO Box 82 Manly NSW**

RE: DA2021/2257 - 75 The Corso MANLY

Dear Northern Beaches Council,

NSW Police have been asked to provide a submission in relation to DA2021/2257 - 75 The Corso MANLY

The proposed development is for substantial alterations and additions to the site known as 75 The Corso and 42 North Steyne Manly, legally described as Lots 100, 101 and 102 in Deposited Plan 1069144 and Lot 1, DP 1034722.

The works sought for the reuse of the existing buildings, with demolition of existing facade and internal elements, building services and amenities; construction of food and drink premises and commercial premises at the ground floor facing both the eastern and western exterior of the site, as well as construction of seven (7) apartments across four building levels, each containing four bedrooms, as well as replacement of plant and installation of new plant on the rooftop.

The proposal includes the retention of both the existing 42 North Steyne vehicular access driveway and majority of the existing basement car park together with the extension of the existing basement generally into part of 75 The Corso (beneath the Steyne Cafe building) for the purpose of creating augmented car parking and amenities.

o Continued use of 75 The Corso as a pub and restaurant (food and drink premises~ retail premises~ commercial premises) and tourist and visitor accommodation

o Continued Use of the ground floor of 41 and 42 The Corso as a café (food and drink premises) and hotel reception (75 The Corso) fronting North Steyne, and commercial premises fronting Henrietta Street, as well as ancillary building services

o Use of Levels 1-4 as shop top housing (Continued in the context of 42 North Steyne)

Acoustic Concerns:

Acoustic concerns need to be address given the new residential dwellings and proximity to the large hotel and café. Police highly recommend that suitable construction strategies are implemented to prevent noise from adversely impacting the residential dwellings.

Examples provided by the applicant includes:

- glazing on an apartment-by-apartment basis

Northern Beaches PAC

Cnr Fisher Road & St David Ave, Dee Why 2099

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- alternative ventilation for apartments facing Henrietta Lane, so that windows may be kept closed is desired, given the laneways' function which is predominantly for service purposes
- the traffic noise generated by North Steyne is also such that the internal noise level criterion cannot otherwise be achieved and that bedrooms are provided with alternative ventilation if desired
- construction detailing for external walls, as well as the walls between the Hotel Steyne courtyard and adjoining apartments, which requires both masonry and stud insulation, as well as fire-rated plasterboard
- construction detailing for roofing and ceiling that is at least 10dB higher than that of the acoustic glazing on the façade walls

The inclusion of residential spaces has the potential to generate undue noise disturbances without appropriate construction steps. Police strongly recommend that sufficient noise management features be included in the application to prevent noise and disturbance to residents.

Police also oppose the use of a new rear lane entry to the Hotel Steyne due to its potential impact upon neighbouring premises especially residential dwellings. The use of such an entrance along Henrietta Lane will adversely impact residents and its inclusion is not supported.

Plan of management:

Police request that a plan of management be developed for the operation of the café. The plan of management will ensure that the impact of the café does not impact on neighbouring premises and residential premises.

Conclusion

A common theme of objections raises through submissions is the height and operational changes to the premise. Impacts upon the maintenance of heritage façade are a matter for council and other involved entities. Police submit that with the inclusion of suitable sound mitigation built into the construction of the units. Police however do not endorse or recommend the use of Henrietta Lane to be used as an entrance for the Steyne Hotel.

If you require any further information feel free to contact me on 99768099 or duke1bra@police.nsw.gov.au

Thanks

Bradley DUKE
Senior Constable
Northern Beaches PAC
13/07/2022

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