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To: DA Submission Mailbox
Subject: Online Submission

18/01/2022

MR John Keating
801 / 1 raglan ST
Sydney NSW 2095
[REDACTED]

RE: DA2021/2257 - 75 The Corso MANLY NSW 2095

Submission regarding DA2021/2257 The Steyne Hotel 75 The Corso Manly

We wish to object to DA2021/2257 in its present form and wish to indicate that we endorse and adopt the objection submissions lodged by owner/residents of Pacific Waves.

Proposed breach of Manly LEP and Heritage Conservation height limits:

There can be no real justification in Council rewarding the owners of the Steyne Hotel by allowing them to exceed the Height Development Standards by up to 5.63 metres simply because the existing building already exceeds the height standards. The owners should not be rewarded because their existing building is non-compliant. Indeed with the proposed new structure Council has an opportunity in ensuring that it is compliant. There is no public benefit in allowing the height standards to be breached and to consent to the DA as proposed would create a dangerous precedent.

Use of Henrietta Lane

With the current state of Henrietta Lane and with the ongoing problem and conflict between pedestrians and vehicular traffic it is of concern that the proposed construction take place creating additional truck movements, road closures and parking problems.

Henrietta Lane is used by many pedestrians who are forced to walk along the roadway. This is a dangerous situation. Whilst there is a 10 km speed limit this limit is frequently ignored especially by cars and motor cyclists. Trucks and cars illegally park in the Lane creating more risk to pedestrians.

In so far as the residents of Allegra are concerned our disabled entry/exit leads out onto Henrietta Lane. Previously it was possible for those in wheelchairs or walking frames and pedestrians generally to walk along the footpath using Pacific Waves undercover area and proceed through Pacific Point Arcade without the need to walk along the roadway. This is no longer possible because despite our objections the undercover area was chained off to prevent motorcycles parking there and Council has subsequently approved of Pacific Point Arcade being closed to the general public. Pedestrians are now forced to walk along the roadway. With the large trucks delivering beer kegs to the Steyne Hotel it is dangerous and sometimes impossible for pedestrians to get around these trucks even though they are parked in an area where pedestrians are supposed to have priority.

Additional Parking issues

With the lockdown in 2020/2021 the then owners of the Steyne Hotel carried out considerable renovations leading to a number of vehicles belonging to those working on the renovations illegally parking their vehicles in Henrietta Lane and Central Avenue. The loading zone next to the Allegra car entrance was occupied by the same vehicles on a daily basis.

Complaints were made to Council leading to Council Rangers occasionally booking the vehicles illegally parked in the loading zone and elsewhere in Henrietta Lane and Central Avenue.

It is expected that Council will ensure that any construction workers working on the Steyne Hotel site do not illegally park their vehicles in Henrietta Lane and Central Avenue by having Council Rangers regularly patrol the area. With the amalgamation of Manly Council into Northern Beaches Council Rangers are rarely sighted patrolling Henrietta Lane and surrounding Streets. It should not be up to frustrated residents having to contact Council before Council takes any action.

It is requested that the above comments be taken in to account together with the objection submissions Council has already received.

John Keating
Secretary
Allegra on Manly Beach
Strata Plan 60400