
Sent: 19/05/2021 11:44:40 AM
Subject: RE: Mod2021/0156 - 10.2011.350.1, 75 The Corso, Manly: OBJECTION (addendum)
Attachments: Objection_Mod2021_0156 - 10.2011.350.1_Addendum_2nd.pdf;

Attention:
Development Assessment
Planer: Rebecca Englund

Please accept the attached as a **2nd addendum** to my previous submission of objection (30/04/2021) and addendum (10/05/2021)
Mod2021/0156 - 10.2011.350.1:
Lot 100, Lot 101 & Lot 102 DP 1069144 75 The Corso, Manly

Samantha Stow
Head of Service & Delivery, NSW & ACT
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From: Stow, Samantha
Sent: Monday, 10 May 2021 1:40 PM
To: Council Mailbox <council@northernbeaches.nsw.gov.au>
Cc: Samantha Stow <samantha.b.stow@gmail.com>
Subject: RE: Mod2021/0156 - 10.2011.350.1, 75 The Corso, Manly: OBJECTION (addendum)

Attention:
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Planer: Rebecca Englund

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From: Stow, Samantha

Sent: Friday, 30 April 2021 3:03 PM

To: Council Mailbox <council@northernbeaches.nsw.gov.au>

Cc: Samantha Stow <samantha.b.stow@gmail.com>

Subject: Mod2021/0156 - 10.2011.350.1, 75 The Corso, Manly: OBJECTION

Attention:

Development Assessment

Planer: Rebecca Englund

Please accept the attached as a submission of objection to:

Mod2021/0156 - 10.2011.350.1:

Lot 100, Lot 101 & Lot 102 DP 1069144 75 The Corso, Manly

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Rebecca Englund – Planner
Northern Beaches Council
1 Belgrave Street
Manly, NSW 2095

Mr & Mrs GJ & SB Stow
505/9-15 Central Avenue
Manly, NSW 2095

19th May 2021

Development Modification: Mod/2021/0156 – 10.2011.350.1: **OBJECTION**
LOT 100, Lot 101 & Lot 102 DP 1069144, 75 The Corso Manly

2nd ADDENDUM to objection submitted 30TH APRIL 2021 and 1st Addendum to objection submitted 10th May 2021

Dear Ms Englund

Please accept this as a **2nd addendum** to my objection to Mod/2021/0156 – 10.2011.350.1.

This addendum is to address major concerns with the Acoustic Report from Renzo Tonn & Associates submitted for the application after closure of submissions (17/05 NBC Portal)

The report only comments on the proposed alterations of the internal deck, specifically the awning. The report does not make any reference to the other parts of the submitted modification which include requests to amend previous DA conditions ANS06 & ANS12 which curfew all decks and outdoor terraces to close by 10pm 7 days per week to avoid excess nuisance noise. Such items of the DA modification should have been covered in this acoustic report; this report is incomplete in respect to the entire modification application.

Any such acoustic report for this DA modification should address all areas of modification to noise impacts. This report should not be considered an applicable report to cover all areas of the DA modification request.

This report also confirms that the modification is requesting a 15% size increase to the internal deck which is not made clear in the modification submission. This issue that the modification did not provide details of the actual increased deck size was raised in my initial objection. I can only assume that the acoustic engineer (Renzo Tonn & Associates) were provided this size increase information through a separate forum from Iris Capital. Any increase in deck size will see an increase in patronage on the deck at any one time, thus a further increase in noise nuisance. We object to any further increase in the size of the internal deck space.

The report, addressing solely the internal deck and awning clearly states that the proposed awning will create increased reflected/reverberant noise and funnelling of noise to neighbours. The modification does not take into account any suggestions for noise absorptive treatments thus this modification should be rejected by council.

To re-iterate the elements of noise concern and DA amendment requests that should have also been addressed in the acoustic report but have not are:

Local residents have been inundated by nuisance noise from The Steyne Hotel since IRIS Capital have taken ownership. The Steyne Hotel are in breach of current DA conditions by opening rooftop areas beyond the 10pm curfew set out in ANS06 & ANS12:

ANS06

The outdoor terrace is to be closed to patrons from 10pm till 8am Monday to Sunday.

Reason: to protect the acoustic amenity of the surrounding properties and ensure compliance with the Manly Development Control Plan for Later Night Venues 2005

In addition:

First MOD Approval 6/2/2013 – document:

DA0350/2011 - S96(1A) - Part 2 - 75 The Corso, Manly - DAU Planners Report - Approval DAU 06/02/13 – Web

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.aspx?id=%252fik3gaxP1Bg%253d>

Page 6 details the following:

79C(1)(a)(iii) - any development control plan, and

Manly Development Control Plan for the Business Zone 1989 Amendment 7:

The proposed modification of consent does not alter the sites compliance with the Manly Development Control Plan for the Business Zone 1989 Amendment 7.

The Corso Development Control Plan 2005 [DCP 2005]

The proposed modification does not have a significant impact on the site's compliance with The Corso Development Control Plan 2005.

Manly Development Control Plan for Late Night Venues 2005.

The proposed modification does not seek to incorporate seating to the terrace which previously didn't form part of the proposal. The original approval grants hours of operation from 7am to 1pm which is consistent with the control for refreshment rooms. **As such the use of the terrace for seating will be subject to the 10pm to 8am restriction contained within the DCP for balconies and roof top area.**

The 3rd Modification which is often referred to as 'Part 4' is where the 'Internal Roof Deck' is introduced and approved. The letter of determination goes on to list out all conditions including those already applied through previous modifications and NEW conditions.

DA0350/2011 - S96(2) - Part 4 - 75 The Corso, Manly - Notice of Determination - Approval NBIAP 16/02/2017 – Web

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.aspx?id=GXIOw5m12Qw%253d>

From Page 3 all conditions are listed including ANS06 on Page 4. It clearly states that it was added to the consent determined 06/02/2013

On page 5, 2 NEW conditions are added specifically related to the 'Part 4' MOD determinations 16/02/2017 (the MOD that includes the internal deck). ANS12 and is the first mention of 'Decks' since this latest MOD includes the first 'deck':

ANS12

The approved "Plan of Management of security and operation of The Hotel Steyne Manly" dated March 2013 submitted to the Council on 21 March 2013 is to be updated to include d reference to the approved works and ensure that the use of decks and terraces are to cease prior to 10.00pm on all days.

Reason: To ensure ongoing Management of the existing premises

ANS12 was put in purposely to ensure ALL decks and terraces were covered by the 10pm curfew.

Please accept this submission as a 2nd addendum to my objection to this modification application

Kind regards

Samantha & Gavin Stow

505/9-15 Central Avenue, Manly, NSW 2095

Samantha.B.Stow@gmail.com