
Sent: 11/05/2021 2:58:52 PM
Subject: MOD2021/0156-75 the Corso Manly-Stejne Hotel

I wish to make an objection to the following Application as follows:

As a Member of the Peninsula Apartments Residential Strata Committee I am extremely concerned that our Committee and the Residents of our Apartment complex were not advised of this proposed development.

Many of our Apartments, including my own, are opposite the Stejne Hotel. We are already impacted by noise from the hotel and will clearly be impacted further by this development, if approved.

As we have not been afforded reasonable time to make a comprehensive submission, we want only to make a number of key points:

The claimant advises that there will be no impact from the proposed changes- this is clearly misleading as by extending the hours of operation neighbours will be clearly impacted by the proposed changes. DA condition ANS12 is clearly designed to protect neighbours including Residents in the Peninsula Apartments and should be complied with now and not varied by this application.

Under DA91/2011 ANS 05 the hotel is clearly obligated to ensure that *“noise arising from patrons must not be audible within any habitable room of any neighbouring premises at any time”* This is not being complied with at present and clearly cannot be complied with if this DA is approved.

The “Statement of Environmental Effects” is proposing changes to the “Plan of Management” that are ambiguous and or unenforceable namely:

“It is proposed to amend the Plan of Management, as set out below.

Amend Clause 2.5 as follows:

On any night the second storey of the Hotel trades after 10:00pm, the doors to the balcony ‘New Deck’ as shown on DA2.040, Revision I, dated 14.10.2020 facing the internal courtyard of the Hotel shall be closed at 10:00pm.

Amend Clause 2.8 as follows:

The terrace of the Hotel facing the south western façade on Francis Lance shall not be used after 10pm. On Monday to Thursday the ‘Roof Deck’, as shown on DA2.040, Revision I, dated 14.10.2020, of the Hotel facing the southern façade onto The Corso shall not be used after 12:00 midnight.”

The changes are not consistent between the new wording of ANS12 and the new wording of the Plan of Management. The changes are so confusing that they are meaningless. They are also not consistent with DA consent condition ANS 06;

Does the proposed changes to the Plan of Management mean that that the Terrace

facing Henrietta Lane is not subject to any restrictions? Or that on days other than Monday to Thursday the Roof Deck can be used any any time?

I recommend that the Development Application and the Plan of Management and all approval documentation must be clear and unambiguous. They should clearly state that no outside areas including but not limited to all terraces and decks shall not be used after 10pm on any night of the week. If any part of the hotel is used after 10pm then all external doors to all terraces and the decks must be closed and kept closed?

Unless they are clear and unambiguous enforcement of the restrictions becomes impossible, which one could suggest is what the applicants wants to achieve?

Where acoustic panels have been removed they must be reinstalled to protect the amenity of neighbours.

Though the applicant says they will be no increase to the total number of patrons allowed into the hotel, there is no assurance about the numbers allowed on the Terraces and decks. The applicant should be required to advise the current maximum number of people allowed on the outside terraces and decks. This number should be included in the Plan of Management to ensure there is no increase in the numbers of patrons allowed on external decks or terraces at any time in the future.

I recommend that Council should visit apartments in our complex and see what the potential impact of this DA would have on Residents of the Peninsula Apartments

Your sincerely

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