
Sent: 20/05/2021 12:52:34 PM

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

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

I note that the applicant has submitted an acoustic report(prepared by Renzo Tonin & Associates) to support its application and to counter various objections that have been lodged by local residents.

The acoustic report is deficient because it does not address the application for extended hours of use of the rooftop terrace areas / southern balconies.

Clearly no noise attenuation is proposed within these areas and it is also clear that the use of these areas after 10.00 p.m. will cause nuisance. It is admitted that even with acoustic treatment, a 15% increase in the deck area will marginally increase noise so it follows that a 100% increase in use of the southern terraces after 10.00 p.m will create nuisance.

With respect to the internal deck that is proposed to increase in size, the application is deficient because it fails to address how the hotel proposes to manage the use of the deck area.

As previously stated, the hotel has removed acoustic panels that are required under condition ANS 01.

The submitted acoustic report notes that the awning "... would funnel noise northwards towards the nearest residences (being 42 and 45 North Steyne ...)" – in other words, towards our residence on the top level of 43 North Steyne.

Unless these acoustic panels are reinstated, the potential for nuisance is obvious and in fact admitted by the applicant by this report.

I request that the following conditions be imposed:

The approved "Plan of Management of Security and Operation of the Hotel Steyne, Manly" dated March 13 submitted to The Council on 21 March 2013 is to be updated to include a section dedicated to the ongoing management and operation of the outside terraces and a further section dedicated to the ongoing management of the beer garden. The Plan of Management shall ensure that the use of all decks and terraces are to cease prior to 10.00 pm on all days in order to comply with ANS 06.

Prior to the issue of the Occupation Certificate, the applicant shall provide a report from The Acoustic Group stating that the acoustic external panels to the roof and walls of the beer garden are reinstated so as to comply with the submitted acoustic report by The Acoustic Group dated 9th March 2011 received by Council on 15th April 2011.

hard Wallace

43 - 45 North Steyne Manly