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12/10/2019

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RE: DA2019/0997 - 50 East Esplanade MANLY NSW 2095

Dear Sir/Madam

Thank you for the opportunity to respond to the Development Application from ICMS, which is seeking approval to develop the site at 6 The Corso Manly. (D/A 2019/0997).

From the outset, I welcome their commitment to making this end of The Corso more commercially viable, and can assure you of our determination to ensure that any development of the site in question will be mutually beneficial i.e, to retail, commercial and residential interests.

Our fear, as residents of the adjoining Corsoleil building, is that the interests of Commercial and retail tenants will take precedence over those of the sixty families who choose to live in the Corsoleil. For many of these residents, this is their family home, and understandably, they will strongly resist any development which threatens to diminish their quality of life there.

I support many of the objections which have already been raised in other submissions, in particular, the proposed increase in the height of parts of the building. I do not believe that the case has been made to justify the increase, particularly as it results in loss of amenity to many residents in the building.

The proposed hours of work is also of concern, and in violation of the Council's own policy on industrial noise and pollution. Of major concern to me is the stated intention to " seek out-of-hours

permits to load and unload as required". Should these permits be granted, would this allow loading and unloading at any hour. Again, this is in clear violation of Council's policy on vehicle noise.

There is a disturbing lack of specificity in some of the proposed methodology e.g. " the proposed method for access and egress to the site will be established at conception, and altered as the works progress" Will we be notified of these alterations and why is this deemed necessary?

Similarly, there is reference to a "community engagement strategy". What is this , how will it be developed , and when?

The reference to pedestrian and traffic management seems to require much more consideration. We are aware of the huge volume of pedestrian traffic at certain times on the Corso, and the potential for chaos is huge, particularly when trucks are reversing from Whistler St and East Esplanade on to the Corso.

The traffic and Parking report makes reference to the use of existing loading zones on the Corso. Are they aware of the limited space at present allocated to this?

I have concerns about the proposals to contain the necessary noise which will be generated by the development." Any unavoidable noise will be reported so that appropriate notices can be given to local businesses". What of the residents? and does this reflect the hierarchy of allegiances held by the developers.

In conclusion, I do appreciate the challenge faced by Council in balancing the competing

needs of stakeholders in enterprizes such as this.

I write as Chairman of the Owners Corporation, and ask that serious consideration be given to the needs of residents when assessing the viability of this DA, as it has the potential to impact negatively on their rights as residents.

Council has, for good reason, imposed restrictions on development in urban settings, such as this. We ask that ICMS be required to abide by these, which is surely a reasonable expectation of all who are fortunate enough to share this environment.

Yours sincerely

John McNeill