
Sent: 22/01/2020 4:20:25 PM
Subject: Proposed development of Manly Boutique Hotel site.docx - DA2019/1475
Attachments: Proposed development of Manly Boutique Hotel site.docx; ATT00001.txt;

Dear Sir/Madam

We are owners of Unit 9, 34-38 Victoria Parade, Manly. We wish to also lodge an objection to the proposed DA2019/1475 at Manly Lodge site at 22 Victoria Parade, Manly. We cannot say it better than our neighbour's letter (attached) and reinforce everything they have said.

We are totally opposed to this redevelopment in it's current format, particularly in relation to noise from the rooftop and adequate access/parking given the proposed number of rooms.

Furthermore, there is a very real safety concern with a public school directly opposite. The school drop off/pick up zone and school bus zone are directly opposite and around 80 meters in length.

Yours sincerely
Deborah & Gregg Melrose

Chief Executive Officer

17th January 2020

Northern Beaches Council

Dear Sir

Proposed development of Manly Boutique Hotel site (DA2019/1475)

We are owner/residents in the Oceana apartment building, 34-38 Victoria Parade and wish to record our strong objections to this proposed development. In lieu of the small “boutique” hotel of 22 rooms we currently have, and instead of the 3 level 36 room hotel recently approved to replace it, the developers now seek to erect an establishment of 5 levels with 49 rooms. This escalation is proposed to take place in one of the most densely populated residential streets in Manly. A hotel of this size would seriously impact upon the peace and quiet enjoyment of local residents, and be entirely inappropriate for the location. Our more detailed objections are as follows.

Firstly, the size of the proposed building is non-compliant in that it exceeds both height and floor cover restrictions. Approval would create an undesirable precedent, and encourage creeping non-compliance with building regulations. Surrounding neighbours in Victoria Parade and Darley Road would be disadvantaged with overshadowing, loss of natural light and loss of privacy.

Victoria Parade is already something of a car park with front/rear to kerb parking along its entire length. Cars constantly patrol up and down the street seeking parking. This situation could only become worse with the additional cars which would be attracted to the area. We note that the 3 level development currently approved makes provision for 22 car spaces which is not increased under the new proposal, despite the substantial increase in the number of rooms. Council’s own DCP requirement seems to be for 52 car spaces for a hotel of this size. What should also be taken into account we suggest, is the undesirability of increased traffic movements in the vicinity of Manly Village Public School, which is directly opposite.

Inevitably, a much larger hotel would cause an undesirable increase to the noise level in the area for residents. The roof-top common area could be of particular concern if used for bar and entertainment purposes. A similar problem could also result from the restaurant and other commercial use proposed for the ground floor. Because the site is in very close proximity to apartment blocks and residences, noise is potentially a serious problem.

As for the appearance of the building, it would detract from the streetscape in our opinion. Its bulk, and architecture would make it an unattractive replacement for the existing graceful and smaller hotel.

In short, the proposed development is simply inappropriate for a densely populated residential area. Tourist needs seem fairly well served by existing hotels and rental apartments in Manly. If it is considered there is a need for additional rooms, they should, in our submission, be provided within the business precinct so as to not disturb the quiet enjoyment of their properties to which residents are entitled.

Yours faithfully

BW & RN Cross (Unit 4)

Sent from my iPhone