
Sent: 27/01/2020 1:43:18 PM
Subject: DA2019/1475 - 22 Victoria Parade MANLY NSW 2095 - Objection

Chief Executive Officer

Northern Beaches Council

RE: DA2019/1475 - 22 Victoria Parade MANLY NSW 2095 - Proposed development of Manly Boutique Hotel

Dear Sir

My name is Michael Harvey and I am the owner and resident of Unit 4, 25-27 Victoria Pde MANLY NSW 2095.

I am opposed to the proposed development at 22 Victoria Pde Manly.

Whilst, I acknowledge the loss and lack of Hotel / Motel accommodation in Manly with the closure of the Allegra (Raglan St) and Manly Winsor Hotel (West Esplanade) in previous years, I commercially understand the Owners of 22 Victoria Parades' application to upgrade the Manly Lodge property.

However, 22 Victoria Pde is situated in a Residential area, and the proposed roof top recreation area / entertaining area, (with spa) is not compatible with the surrounding area.

I submit that the proposed development is out of character for the area and particularly out of character considering the application proposes a Roof Top Recreation and Spa area.

The acoustic privacy is the main concern for me, and the impact this proposal would have on residents if not rejected or amended.

As a general planning principle, where there is conflict between a noise source (IE: the proposed Roof Top entertaining and Spa area) and a sensitive receptor (Local residents) preference should be given to the attenuation of any noise from the source rather than the sensitive receptor.

As per the planning principle above, any noise mitigation measures should be provided at the source of the noise (the developer) rather than relying on the sensitive receivers (Local residents) to implement measures to maintain their acoustic privacy. This can easily be achieved by rejecting the proposed Roof Top entertaining and Spa area and through a redesign of the development to include recreational area and spa internally optional to the owner - developer.

I requested that Council rejects the Roof Top entertaining and Spa area completely. Any Restrictions and controls cannot be enforced and further not allow subsequent DA amendment to have a Roof Top entertaining and Spa area that is not compatible with the surrounding area or local residents.

Yours Sincerely

Michael Harvey