
Sent: 8/07/2020 5:32:26 PM
Subject: Online Submission

08/07/2020

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RE: DA2020/0514 - 1 B Bolingbroke Parade FAIRLIGHT NSW 2094

I wish to formally record my objection to the Manly Boatshed DA 2020/0514.

As a frequent visitor to the area and user of the Esplanade Park and the harbour foreshore, I am dismayed by the overdevelopment proposed by this DA. The built form on the site will expand enormously, and the new uses proposed will bring a great many people to the site over very extended hours, each and every day of the year. Altogether these changes will have considerable negative impacts on the amenity of this beautiful peaceful environment and local residents.

My principal concerns are:-

1. Loss of Amenity of Park and Foreshore Users - The extensively enlarged and extended built form will intrude upon and interfere with the peaceful enjoyment of the walkway and foreshore areas. Views from public areas will be interrupted and the popular swimming area to the east overlooked and spoilt. The marine environment will be impacted by the extensive new decking which will shade the seabed and effect seagrass regrowth and important creatures such as the seahorses, little penguins and sooty oystercatchers, as will the increased level of activity which will occur.
2. Light Spill - The proposal is for watercraft users to have 24 hour access to the premises and the tender and indoor parts of the 'kiosk' to close at 10pm each evening. The lighting which will be necessary will cause a truly regrettable change in the character of the area during night hours. Adjoining homes will be especially impacted and disturbed. This light spill will be significant and unacceptable and incapable of amelioration.
3. Noise - The operation of the 'kiosk' starting at 5am and continuing until 10pm, will create unacceptable noise and disruption to local homes, very many of which are located in close proximity to the Boatshed. In this regard the Manly Boatshed operation is very different to similar local businesses such as the Clontarf Marina. The proposed outdoor seating area for 50 patrons will be particularly problematic, and seems an overreach given the indoor space available for seating and the characterisation of the operation as a 'kiosk'. The noise generated will include the noise of food preparation and service, noise of patrons on the premises and the noise of entry and exit, in the early hours and late into the evening. There will be noise from slamming car doors and vehicle manoeuvring. Many patrons will arrive and leave by taxi, uber or private vehicles given the hours involved and the lack of convenient connection to public transport. The 24 hour/day access to watercraft will also create noise at odd hours.
4. Parking and Traffic - The public parking in the area is already overstretched. Many residences on Bolingbroke Parade have no on-site parking, and 3 apartment buildings and 1 home to the west are landlocked and completely reliant on parking on Bolingbroke Parade. The parking proposal that the Boatshed retain 33 parking permits and obtain a further 2 permits is not acceptable, and would allocate the majority of parking in Bolingbroke Parade to

the Boatshed, leaving insufficient for residents and other visitors. The proposed 70 plus seat 'kiosk' will in itself generate a huge new demand for parking and a great deal of new traffic which the already highly constrained streets of Bolingbroke Parade and Fairlight Crescent will not be able to accommodate. Use of the pontoon to take crew and passengers on and off will aggravate the problem.

5. Servicing and Deliveries- The site is at the bottom of a long cul de sac which large vehicles enter in reverse. Reversing alarms are already noticeable and intrusive and the practice of reversing in is dangerous. Given that the 'kiosk' alone will have 70 plus seats servicing requirements will enormously increase.

6. Loss of Amenity for Residents - The site is in close proximity to many homes. The light spill, noise generated, parking and traffic demands and increased servicing requirements will all have unacceptable impacts on the amenity of homes in the area, which is quiet and exclusively residential. These impacts will not be able to be ameliorated.

7. Use Creep - I am concerned that the 'kiosk' of approximately 150sqm and extensive new decking will enable the food and beverage operation to easily expand into the service or tolerance of alcohol and a venue for events and parties, or a bar. I note in this regard that the Acoustic Report considered a closing time of 12 midnight at p1. The proposed closing time and seating capacity, which is far in excess of the requirements of a kiosk, both suggest this prospect.

8. New build - The proposal is put as being for alterations and additions, yet the extent of demolition required and the massive expansion of the new built form all point to the reality being that a new build will take place. I do not agree that the application should proceed on the basis upon which it has been put.

This proposal will result in the overcommercialisation of this peaceful and important site. It would be out of character with the residential locality and the extensive public use now made of the Fairlight Walk and foreshore areas. Central to this concern is recognition that the site is public land to be leased to the Boatshed for 40 years, even though the uses proposed are essentially new and unconnected with the traditional use of marine repair and maintenance, and that leases from 1946 to 1996 were all for the term of 3 years.

The proposal does not comply with the LEP or DCP, and should be rejected on that basis alone. The site is after all a place of enormous importance to the community, and complete compliance should be required.

I ask that this DA be refused.