

Chief Executive Officer

24 September, 2020

Northern Beaches Council

Dear Sir,

Re: Proposed redevelopment of Manly Boutique Hotel site (DA2019/1475)



We are the owners of an apartment in Oceana, 4/34-38 Victoria Parade Manly and wish to give notice of our objections to the amended plans submitted in connection with the above development application on the following grounds:

1. Problematic Current Development Consent

The current development consent DA167/2015 for the erection of a 3 story building which already exceeds statutory requirements, already provides a commercial advantage to the owners to the disadvantage and safety of surrounding residents. It is already non-compliant by exceeding statutorily allowable floor area for the building. The FSR in the amended plan, being 1.5/1 is double that permitted. We submit, the more extensive development now proposed would, if approved, significantly increase problems associated with the existing development consent, and should be rejected.

2. More specifically, the increased size of the building would result in additional overshadowing of adjacent buildings, and more noise could be expected from the additional number of hotel guests, cafe patrons and their vehicles. The café is currently a small scale business operating for limited hours in the street area. It is unclear what is proposed in relation to the enlarged one as far as hours of operation is concerned.

3. The additional traffic which would be generated would have safety implications. The hotel is directly opposite the drop-off point for children at Manly Village primary school. This area is very busy at times in the mornings and afternoons with children and their parents milling about. Increased traffic from guests, café patrons with the inevitable double-parking that would occur, could create an unacceptable safety hazard. The lack of provision for off-street parking of service vehicles would add to the incidence of double-parking in this potentially dangerous area.

Victoria Parade is a densely populated residential area with the school directly opposite the hotel as mentioned. In our view, it is totally unsuited for a hotel of the type and scale proposed. Manly is already well served for accommodation by the Novotel and other hotels in the commercial area, which is the appropriate location for them. Additionally, there is rental apartment and back-packer accommodation to meet tourist requirements. If more is considered to be needed, then the commercial area of the village would be a more appropriate location for it to be built.

Yours faithfully

B.W & R.N Cross

