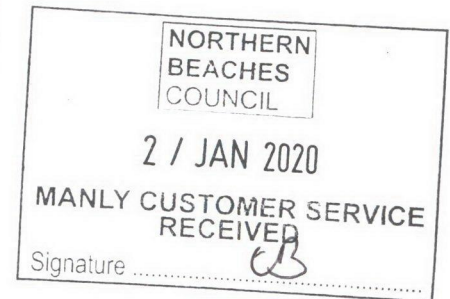


20<sup>th</sup> January 2020

Northern Beaches Council  
PO Box 82  
Manly NSW 1655



And by email: [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Dear Renee,

**Development Application – DA2019/1475, 22 Victoria Parade, Manly**

Thank you for providing information on the proposed development. We support development in Manly provided it is done thoughtfully and with due consideration for the local community.

We own apartment 7/18-20 Victoria Parade (L3, north east corner) which is immediately adjacent to the proposed development. In its current form the proposed development will have detrimental effects to the existing privacy and amenity of our property and we strongly object on the following basis:

**Loss of acoustic privacy:**

1. 18-20 Victoria Pde contains residents who rely on quiet enjoyment at all times of the day (shift workers, sleeping babies/infants, and professionals working from home). The TTM Acoustic Assessment appears to assume that quiet enjoyment is only required after 10pm.

The Assessment fails to adequately consider how the proposed rooftop recreation area will be used. Important details have not been considered e.g. the number of patrons likely to use the space at any one time or the type of speakers to be installed. Without considering these details I'm at a loss to how the report is able to conclude the rooftop area *"is not expected to cause any significant impact onto nearby noise sensitive receivers"*.

I would suggest that any "Noise Management Plan" should be prepared and considered at part of this DA submission to ensure the residents of our building are not adversely affected by the development.

Further, the assessment states the rooftop area is *"expected to be used for social outdoor gatherings generally in the day time or evening assessment periods only by the Manly Lodge guests"*. Groups of people socialising have the potential to generate significant noise especially when alcohol is involved. No details have been provided on how the hotel operator intends to restrict roof access to hotel guests only.

2. Drawing DA29 3D View 4 depicts an outdoor area to the ground floor retail café proposed alongside the boundary of 18-20 Victoria Pde. The existing café (Hakan's) opens from 5:30am, naturally a business of this nature generates noise from patrons talking and cutlery/crockery clashing. The



Assessment fails to consider how this will impact residents in the apartments on the northern end of 18-20 Victoria Pde. The assessment fails to recommend any acoustic controls in this regard.

3. The Elephants Foot Waste Management plan recommends 3 rubbish collections per week to cope with the increased number of rooms in the hotel. The TTM Acoustic Assessment fails to consider the impact these additional truck movements will have on nearby residents. If they occur very early in the morning (say 4am or 5am as they do for many commercial premises in Manly), and are in addition to the weekly Council rubbish collection, they will have an impact. Again, I'm at a loss to understand how the Assessment is able to conclude "*noise from additional road traffic generated from the development is predicted to be insignificant*" when it has failed to consider such details.
4. Drawing DA16 South Elevation depicts several rooms on the north west corner of the proposed development with balustrades at their windows. One can only assume the intent is to install operable glass doors at these locations so that they can be opened fully (otherwise there would be no requirement for a balustrade). These windows in many cases are only 5–10m metres from the living areas in 18-20 Victoria Pde. Noise will be generated inside the rooms from guests talking, music/TV noise, vacuum cleaning noise etc. To mitigate against noise pollution to the living areas of 18-20 Victoria Pde we seek the windows are not openable.

**Loss of visual privacy:**

1. The visual privacy to our balcony & living area (L3, north east corner 18-20 Victoria Pde) will be compromised by at least 6 units in the proposed development. These rooms are on levels 2 & 3 in the north west corner of the proposed development. The Statement of Environmental Effects refers to the use of "translucent" and "obscured" glass, however, only clear glass is documented on the elevation drawings. We would seek that translucent or obscured glass is used on any windows overlooking our balcony, living areas or bedrooms.
2. The drawings depict metal louvres installed on the articulated window bays to improve privacy to 18-20 Victoria Pde. It is not clear at what angle these will be installed, we would seek these louvres are installed in such a way that hotel guests are unable to view any of our living areas or balconies.
3. Drawing DA29 3D View 4 depicts the outdoor area of the proposed ground floor retail café built on the boundary of 18-20 Victoria Pde. There does not appear to be any screening to protect the visual privacy of the apartments in 18-20 Victoria Pde.
4. Drawing DA16 South Elevation depicts two lift lobbies on L3 & L4 of the proposed development. Each lift lobby has windows with direct views of bedrooms in 18-20 Victoria Pde. The lift lobbies will be highly trafficked and even have waiting seating. The proposal does not detail how visual privacy will be maintained to the bedrooms of 18-20 Victoria Pde.



### **Bulk & scale**

5. Building height – the proposed development is higher than each of the buildings immediately adjacent to it. The proposal fails to recognise that average building heights gradually decrease from east to west on Victoria Pde. Referencing the tallest buildings at the far eastern end of Victoria Pde is invalid.
6. Building scale – the scale of the proposed development is inconsistent with the existing streetscape. This allowable floor space ratio for the site is 0.75:1. The floor space ration of the proposed development is 1.73:1.
7. Setbacks – Drawing DA13 West Elevation fails to detail the distance between the articulated window bay and the site boundary. The articulated window bays should not breach the required set back of 3m.

### **Traffic**

8. The proposed development more than doubles the size of the hotel from 22 rooms to 49 rooms. Consequently there will more than double the number of passenger set downs and pick-ups of guests arriving by taxi, ride share or mini bus. The TTM Traffic Assessment fails to consider these movements or the requirement for a dedicated set down area for the Hotel. Without such a facility vehicles will be forced to “double park” for the set downs & pick-ups. Already on Victoria Pde patrons of Hakan’s café “double park” which causes a hazard and road safety concern. The proposed development would only magnify the problem. Particular consideration should be given to this issue given the proximity to a primary school and the number of children in the area.
9. The Traffic Assessment claims the proposed development has *“the traffic generation potential of up to 5 vehicles in the morning and peak periods”*. This figure appears unrealistic given the site proposes 22 new car parks and an increase in rooms from 22 to 49. With such conclusions it’s difficult to view any of the reports prepared by TTM as credible.

### **Solar access.**

10. Solar access is compromised to our “private open space” in 18-20 Victoria Pde (L3 north east facing balcony) – Drawing DA25 Solar Access Study L2 clearly demonstrates a loss of solar access to our balcony, particularly around 10am to 11am. The Statement of Environmental Effects falsely claims on p28 *“[the proposed development] will not contribute to any additional overshadowing than the original development approval”*.
11. Solar access to living areas – The Statement of Environmental Effects fails to consider how the proposed development will impact our apartments existing solar access, or the access enjoyed under the approved development (DA167/215). Instead it seeks to target the minimum solar access required under the Apartment Design Guide (being 2 hours). Our living areas currently enjoy 6 hours of direct sunlight; this will also be the case under the approved development (Refer to drawing DA25). The proposed development will only provide for 2 hours of direct sunlight per day (refer to p29 Statement of Environmental Effects by Morson Group) which eliminates more than two thirds of available sun light.
12. To remedy the above we would seek the proposed development be reduced in height to bring it more in line with:


- a. The allowable height for the site; and
- b. The height of the immediately adjacent buildings

**Light pollution:**

1. Drawing DA16 South Elevation depicts two common area lift lobbies on L3 & L4 of the proposed development. Each lift lobby has windows with direct views of bedrooms in 18-20 Victoria Pde. No detail has been provided on how these lobbies will be illuminated in the evenings. Our concern relates to light pollution to the bedrooms in 18-20 Victoria Pde. Even with block out blinds the light generated by the lift lobbies may be difficult to prevent inside the bedrooms and impact resident's ability to sleep.

Please do not hesitate to contact me by email should you have any queries.

Kind regards,



**Kit Middleton**

**Email:** robnet3@bigpond.com

**Address:** PO Box 178 Turrumurra 2074