

Accommodation

The Serviced Accommodation, located on the second floor of the mixed-use property at 29-33 Pittwater Road, Manly, consists of 18 double rooms all with en-suite toilet, basin & shower facilities. One of the double rooms is for the on-site Manager. Each room also accommodates a small kitchenette bench & sink. Each room has access to natural light and ventilation. There is one shared laundry facility for the use of all residents. Stair access is provided to the serviced accommodation level and a passenger lift (accessed from Denison Street) will be installed as part of the proposed development.

Onsite parking is available for the Manager of the boarding house. Tenants wishing to utilise one of the bike spaces located onsite must register with the Manager.

Plan of Management

In accordance with Manly DCP 2013, Part 2.1.17.1 (Preparation of a Management Plan);

a) An onsite Manager shall be provided and the Manager is to be present at all times and have overall responsibility to oversee management commitments. The onsite Manager shall be over 18 years old and guests must not be used as temporary managers.

b) Management commitments shall include the following:

i) ensure the facility is run in a manner which causes no disturbance to neighbouring properties;

ii) ensure guest numbers do not exceed those permitted by the development consent;

iii) maintain the premises in a clean, safe and tidy manner and provisions of industrial waste services including professional cleaning and pest/vermin control arrangements including at least weekly servicing of communal laundry facilities;

iv) maintain a register of guests, including information on length of stay, address etc.;

v) maintain the premises in a “fire safe” manner which includes ensuring that:

- doorways and other openings remain ‘fire stopped’ to maintain fire separation and compartmentation; and
- emergency access provisions remain adequate and are properly maintained; and cleared; and all fire services, equipment and warning systems remain in good working order.

vi) provide details on all doors to sleeping rooms indicating a room identification number and the maximum number of persons permitted to be accommodated in the room;

vii) display a room schedule prominently located on the premises;

viii) prescribe and enforce house rules, which are to be displayed in prominent locations around the facilities, addressing:

- guest behaviour, visitors, activities and noise (including loud music/TV, parties) and the use of outdoor areas after 10pm;
- the responsible consumption of alcohol and a zero tolerance policy on illegal drugs on the premises;
- fire evacuation procedures;
- visitor policy;

and

- after hour’s access.

c) A public notice is to be sited in a location that it is readable from a public footpath identifying a contact name and number for the onsite Manager and the owner or lessee who may be contacted regarding complaints or comments about the facility.